

Property for Sale



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Estate agency division of Jack Brown & Company Solicitors



14F Rankine Street, Dundee DD3 6DZ

- **Second Floor Apartment**
- **Well Maintained Communal Entrance with Secure Entry**
- **Hallway**
- **Lounge & Open Plan Kitchen Dining**
- **Modern Four Piece Bathroom**
- **2 Double Bedrooms with Fitted Wardrobes**
- **Double Glazing & Gas Central Heating, EPC D**
- **Private Residential Parking**
- **Shared Gardens**
- **Convenient for City Centre, Universities & Ninewells Hospital**
- **Contemporary Interior**

Offers over £150,000

This beautifully presented and contemporary style second floor apartment is situated in a popular residential location convenient for the town centre, public transport, Dundee and Abertay Universities and Ninewells Hospital.

The property offers spacious and well-proportioned accommodation throughout and is in excellent ready to live in condition. The subjects benefit from gas fired central heating with combi boiler, UPVC double glazing with bay windows, a modern open plan lounge and kitchen with fully integrated appliances and breakfast bar, modern four piece bathroom, two double bedrooms, both with fitted wardrobes and secure entry system. The subjects form part of a small development completed in 2021 to a high specification.

Externally there are communal garden grounds and private parking with communal electric charging point.

This is an excellent opportunity for a number of buyers including first time, university, or buy to let, and viewing is highly recommended.

Entrance Vestibule: Exterior door. Staircase to upper floor. Double glazed Velux window and spotlights providing natural light.

Hallway: Secure entry phone.

Lounge/ Open Plan Kitchen/Dining: Approx. 7.1m x 4.15m. Spacious open plan living. Double glazed window to front enjoying rooftop views towards Balgay Hill. Breakfast bar divider to modern fitted kitchen. Range of floor, wall and drawer units. Integral double oven, gas hob, extractor hood, and stainless-steel splashback. Integral dishwasher, washing machine, fridge and freezer and microwave. Stainless steel sink and drainer. Double glazed window to rear. Spotlights.





Bathroom:

Approx. 2.76m x 2.5m. Modern four piece white Vitra Suite comprising WC, and wash hand basin in range of fitted units. Bath and separate shower cubicle with wet wall. Fully tiled. Chrome ladder style tower rail. Downlighters. Double glazed Velux window.

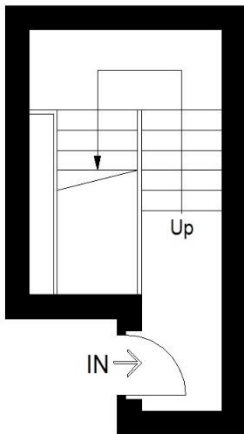


Bedroom 1:

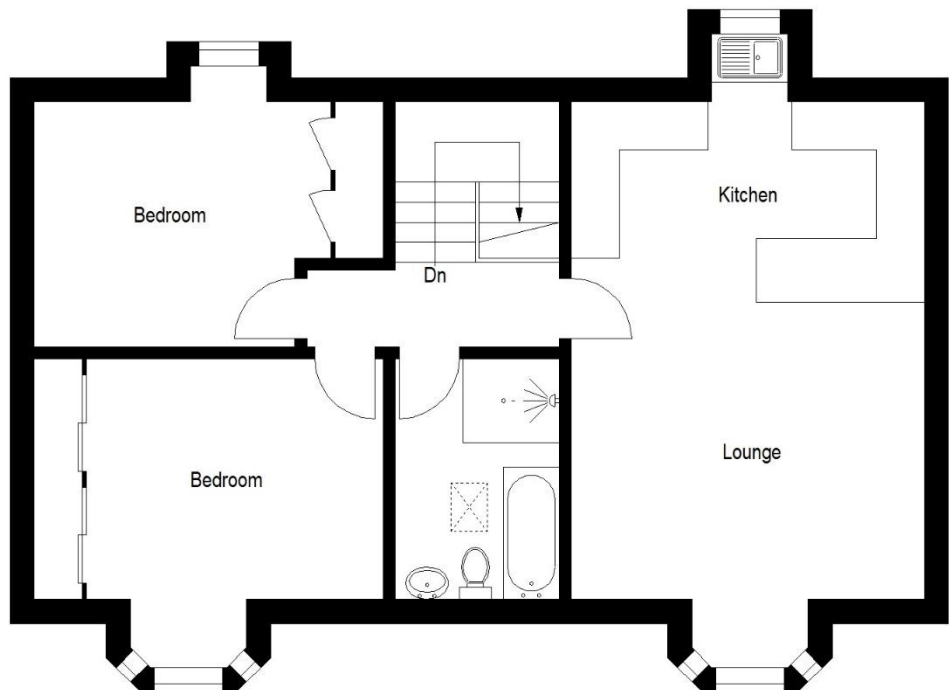
Approx. 3.6m x 4m. Spacious double bedroom. Double glazed bay window to front, again enjoying the views towards Balgay. Wall to wall Hammond fitted wardrobes with shelving, drawer units and hanging rail.

Bedroom 2:

Approx. 3.23m x 3.97m. Another spacious double bedroom. Double glazed recess window, again enjoying rooftop views to the Law Hill, and war memorial. Two useful storage cupboards with hanging rail and shelving, one housing the fuse box.



First Floor



Attic

Illustration For Identification Purposes Only. Not To Scale (ID1120146 / Ref: 89120)

Outside:

Areas of communal garden grounds. Communal shed. Electric car charging point to rear. The factor is Taylor & Martin, and the fees are at time of writing are approx. £75 per quarter, excluding electricity for the communal areas.



Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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