



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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1 Bedroomed Apartment
13H Forest Park Road, Dundee, DD1 5NZ

Offers Over £85,000

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1 Bedroomed Apartment

13H Forest Park Road, Dundee, DD1 5NZ

Situated within the desirable West End of Dundee City we are delighted to offer for sale this traditional top floor apartment in ready to move in condition. This third floor apartment boasts views over the City rooftops, River Tay and beyond and comprises of a generous sized lounge, galleried kitchen, a double bedroom and a modern shower room. Externally, residents can enjoy a communal garden area at the rear, and on-street parking is available to the front of the building.

This apartment is ideally situated for ease of access to a number of local amenities including Dundee's Vibrant City Centre, Universities and Ninewells Hospital.

Entrance Hall:

Accessed via a solid wooden security door from a well-maintained communal hallway, the bright and welcoming entrance hall gives access all rooms.

Lounge/Dining: **4.30m x 4.20m**

A spacious and well-proportioned lounge with traditional features. The living space is flooded with natural light from the large windows overlooking the front of the home.

Kitchen: **3.55m x 1.40m**

The galleried kitchen provides storage by a good range of wood effect wall and floor cabinets with complimentary worktop and upstand. Space for dining provided by a breakfast bar at the end of the kitchen with window giving views across the River Tay,

Bedroom 1: **3.25m x 2.90m**

Bright and airy double bedroom with views over the city rooftops, River Tay and beyond.

Shower Room: **2.25m x 1.70m**

Modern, fully wet walled shower room comprising on a wash hand basin, w.c and shower cubicle with electric shower within.

Features

- Traditional Top Floor Apartment
- Desirable Location in Dundee's West End
- Generous Sized, Bright Lounge
- Galleried Kitchen with River Tay Views
- One Bedroom
- Modern Shower Room
- Communal Garden
- On Street Parking







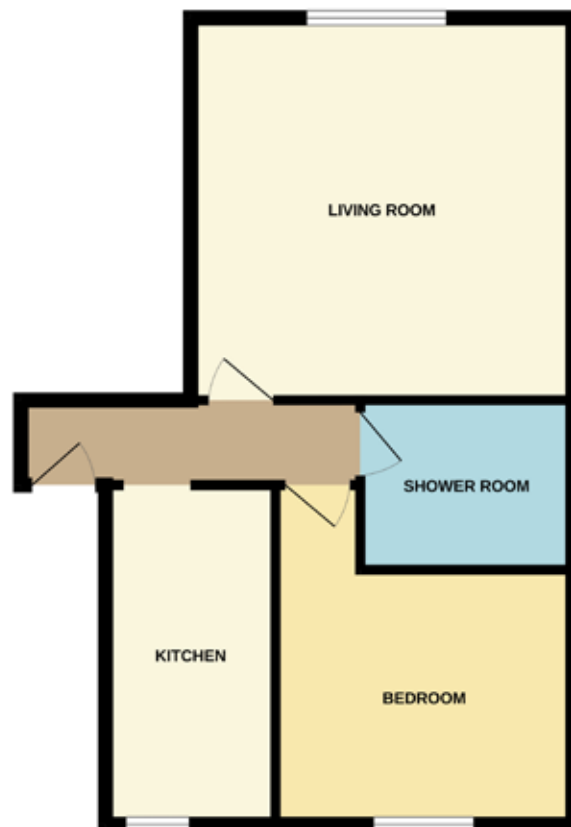


t: 01382 539 313

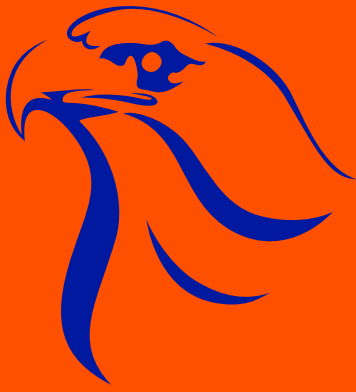




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

A (Dundee City Council Oct 24)

EPC

E

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

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Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
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