

# Connelly Yeoman

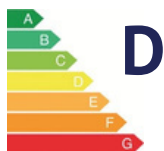


**1 TANNADICE COURT, TANNADICE STREET  
DUNDEE DD3 7QB**

**GROUND FLOOR  
APARTMENT**



- Set within a popular area yet convenient for travel into the city centre of Dundee
  - A well presented 2 Bedroom Ground Floor Apartment
  - Electric Storage Heating, Double Glazing, Security Entry System
- Private designated parking space with locking security pole, Residents' Association in operation



OFFERS OVER  
**£78,000**



# Property Description

This well presented GROUND FLOOR APARTMENT forms part of a modern, purpose-built building of similar flatted properties, located in a popular area of the town of Dundee, within easy reach of most city centre amenities and services, Dundee and Abertay Universities, and with good public transport routes located close-by. The property offers well proportioned accommodation over one level and benefits from Electric Storage Heating and Double Glazed windows. There is a security entry system in operation and also a burglar alarm. Externally there is a private designated parking space with locking security pole, and there is a Residents' Association in operation for the maintenance and upkeep of the building, mutual entry and close, and garden grounds. Overall, this property would suit a variety of purchases, including First Time Buyers or as an Investment property, and early viewing is recommended.

## ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE, KITCHEN, BATHROOM, 2 BEDROOMS.

### HALLWAY:

Mutual entrance area leading in to the building. Entrance door into the Apartment. The hallway has the security entry system and burglar alarm system. There is a built-in shelved storage cupboard with cloaks area and housing the Electric fuse box. Electric storage heater. There is a further large, shelved linen cupboard housing the hot water tank. Wood-effect flooring which is continued through into the Lounge.

### LOUNGE:

Approx. 13'4 x 15'8. A spacious and well proportioned Lounge, which has two front-facing windows allowing for ample natural light and making this a lovely bright room. Ample space for furniture settings. Electric storage heater. From the lounge you have access into the Kitchen.

### KITCHEN:

Approx. 9' x 11'10. The kitchen has a rear-facing window and is fitted with a range of modern base and wall mounted units, worktop surfaces incorporating a stainless steel sink and mixer tap. **Double Electric Oven, Ceramic Hob** with extractor above and glass splashback. Plumbing and space for an automatic washing machine. **Under-counter Fridge and Freezer (these appliances are included in the sale, no warranties given thereon.** Under-worktop lighting. Ceiling spotlights. Polished marble floor. There is a fitted ceiling pulley which will be left in situ.

### BATHROOM:

Approx. 7'4 x 8'4. The bathroom has been recently upgraded and comprises a vanity unit which incorporates the wash-hand basin and WC, the vanity unit provides ample storage for toiletries. There is a double-ended bath with an over the bath Electric shower. Wall mounted mirror with light and a glass fronted storage unit. Heated towel rail. Shaver point. Parador-style lined ceiling with inset spotlights. The walls are finished in wet wall panels. Polished marble floor. Rear-facing opaque glazed window allows for natural ventilation.





**BEDROOM 1:**

Approx. 11'2 x 11'10. Spacious main double bedroom with a front-facing window. There is a great bedroom fitment comprising drawer units with overhead storage, bedside cabinets. One wall has triple shelved and hanging space wardrobe with sliding mirror doors.

**BEDROOM 2:**

Approx. 10' x 11'. Another good-sized bedroom, with a rear-facing window. Ample space for bedroom furnishings.

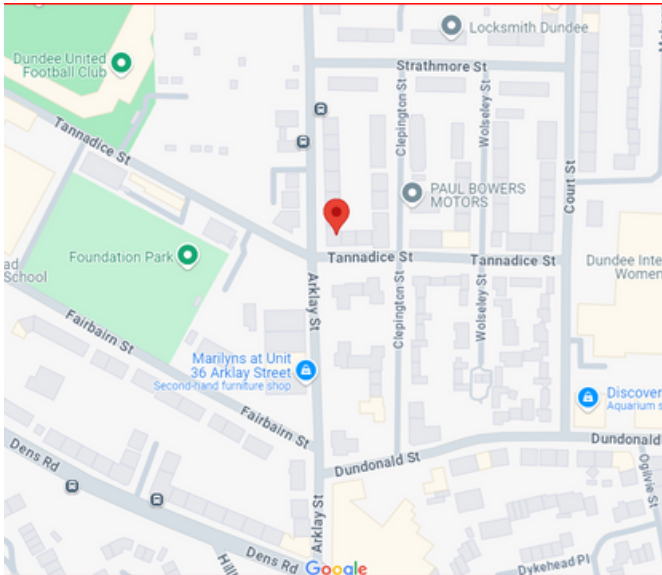
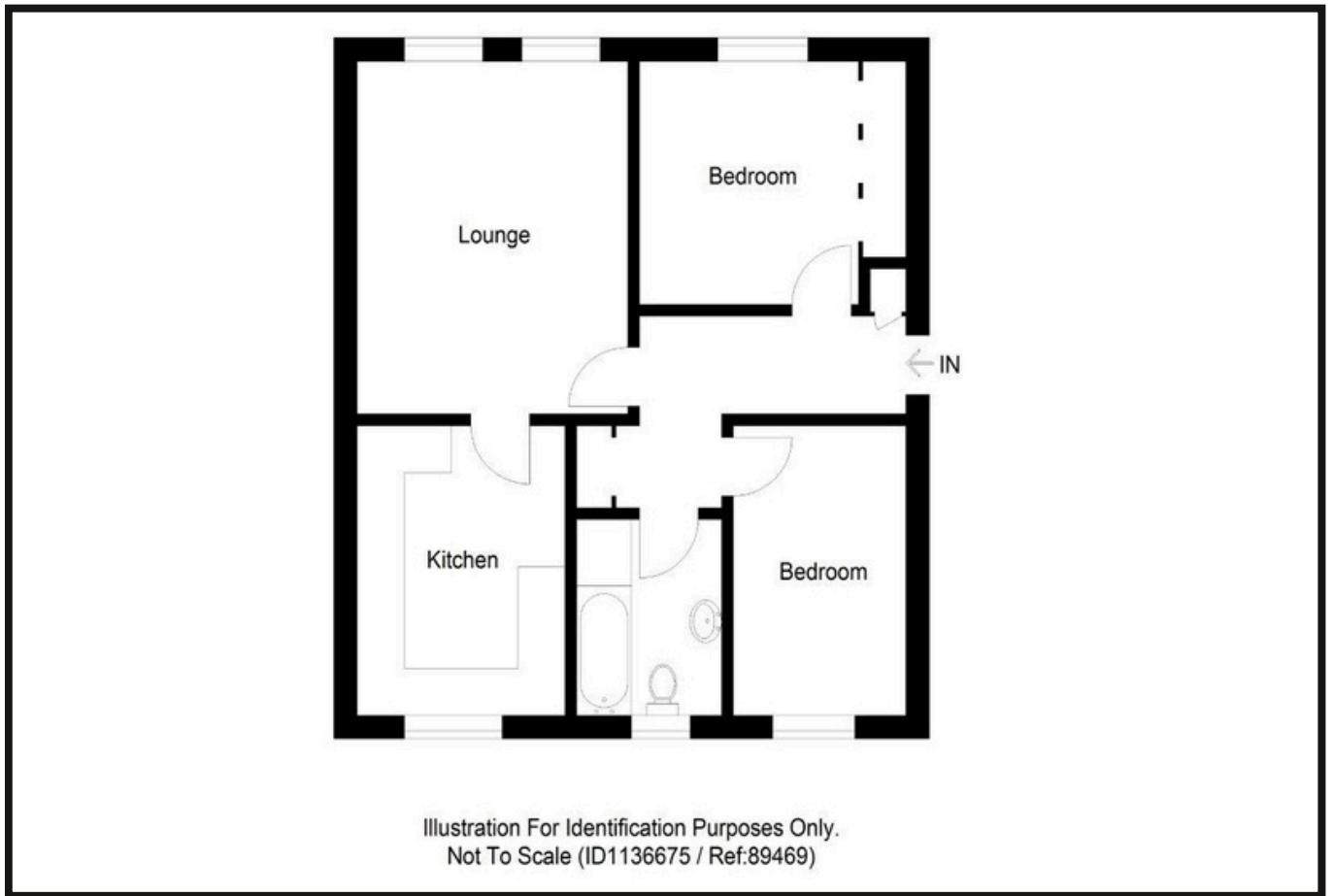
**EXTERNALLY:**

The building has a Residents' Association in operation for the ongoing maintenance and upkeep of the properties together with the mutual garden grounds, mutual close and other areas.

There is a private designated parking space with locking security pole.



# Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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Yeoman**

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