



ROSS STRACHAN & CO
Solicitors & Estate Agents



— Dundee, DD2 2RR —

9 WELLBURN STREET

1 BEDROOM GROUND FLOOR FLAT

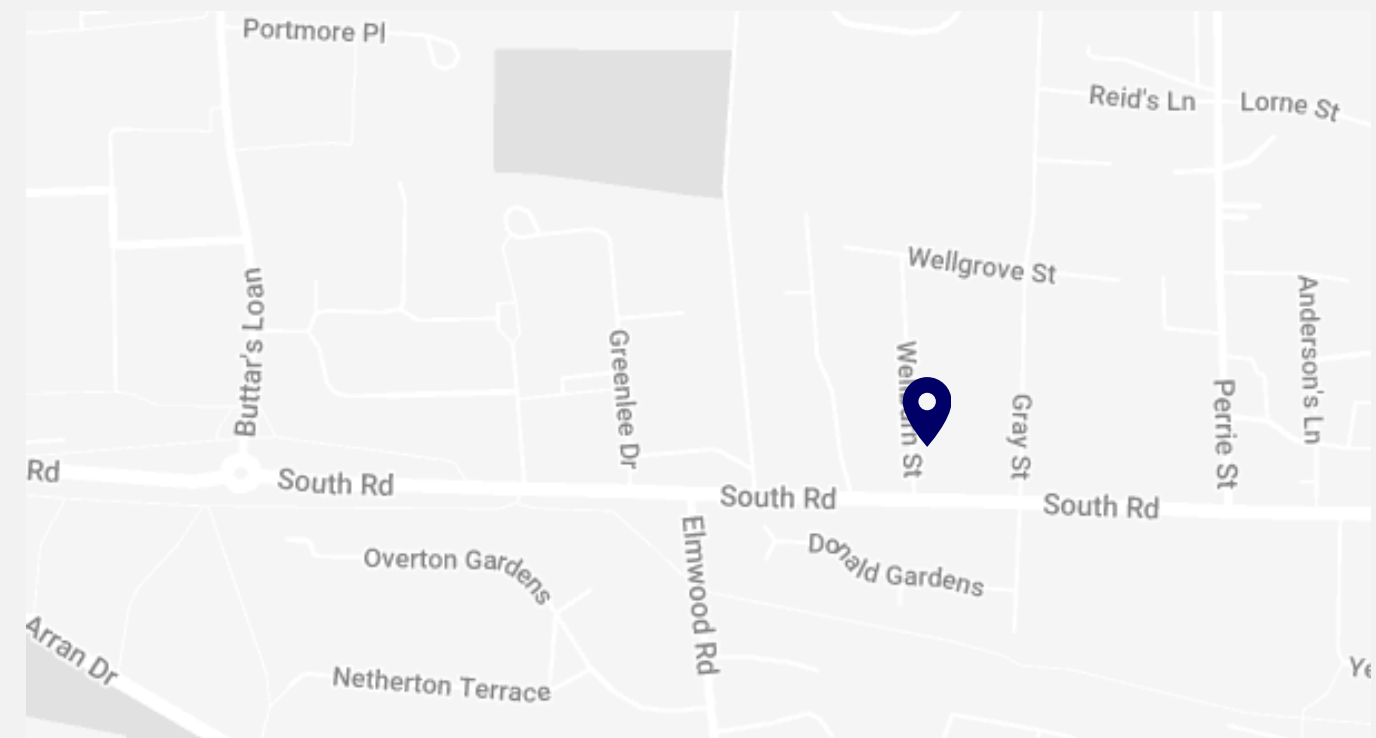
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1 BEDROOM GROUND FLOOR FLAT

OFFERS OVER £65,000

- Hallway
- Lounge
- Dining Kitchen
- Bedroom
- Bathroom
- Small Garden to Front
- Shared Garden to Rear

EPC: C

CTB: A



THE PROPERTY

This is a ground floor flat situated in a popular area of the city close to the Western perimeter of Dundee within easy commuting distance of the city centre and a short distance from Ninewells Hospital, Dundee Airport and the Technology Park.

The property has a contemporary modern feel to it with recently refurbished bathroom, good sized lounge with living flame fire, double bedroom and dining kitchen.

There is additional storage in the under stair cellar which is in the communal close. The property benefits from double glazing and a high efficiency combi boiler.

This is a well presented property with a number of attractive features and viewing is highly recommended.





ACCOMMODATION

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Hallway, Lounge, Dining Kitchen, Bedroom, Bathroom, small garden to front, shared garden to rear.

HALLWAY

A pleasant entrance to the property shelved recess display with cupboard door. Lowered ceiling with storage over.

LOUNGE: APPROX 13'6" x 12'0"

A bright spacious room with double glazed window overlooking the front of the property. The room has recently been redecorated and has fresh carpet. There is a feature fireplace with an inset living flame gas fire.

DINING KITCHEN: APPROX 13'0" x 10'0"

A good sized kitchen with ample space for dining and having attractive base and high level units with contrasting worktop surfaces. Stainless steel sink unit with plumbing for washing machine. Gas hob with under oven. Cooker hood. Double glazed window. Storage cupboard with Vaillant Eco Tec High Efficiency Combi Boiler.

BEDROOM: APPROX 13'9" x 7'9"

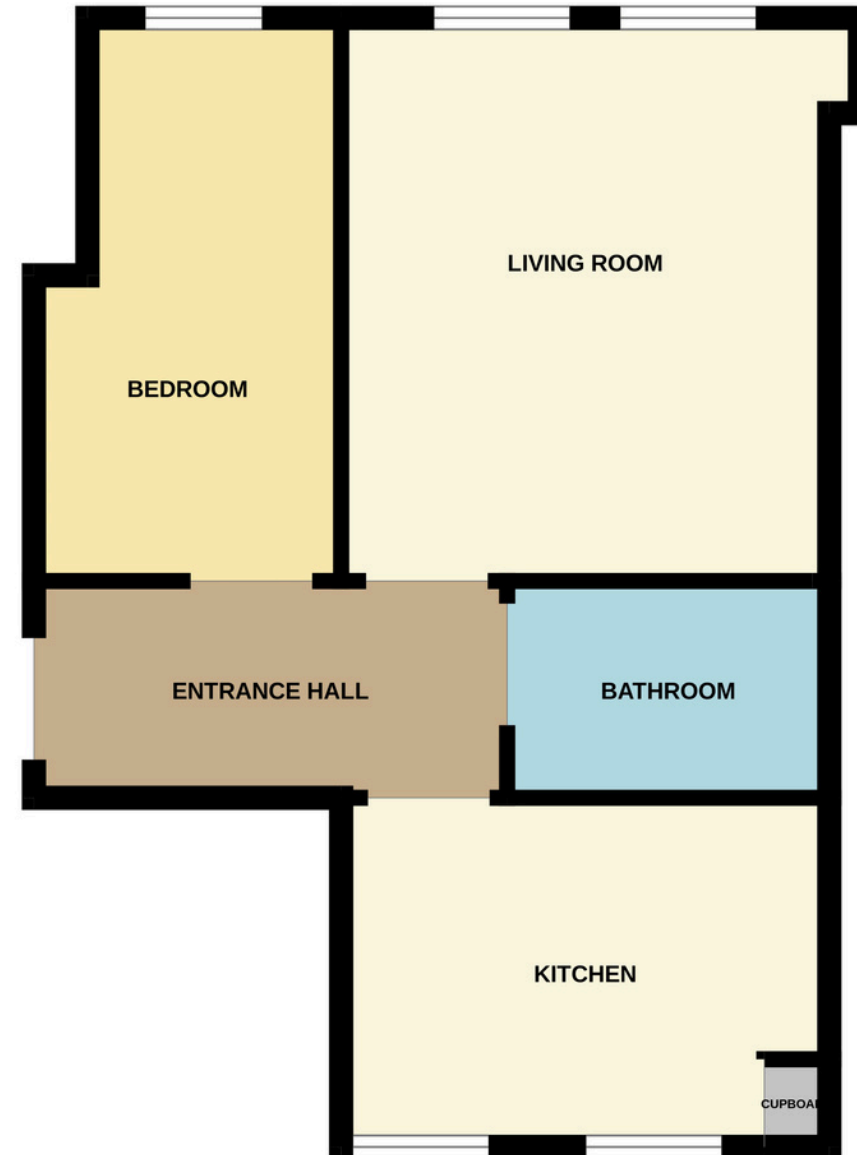
A well proportioned room with double glazed window overlooking the front garden.

BATHROOM: APPROX 6'6" X 5'10"

Has the style of a boutique hotel bathroom with a white suite comprising, WC, Wash hand basin, Bath with mixer shower over. Wet wall style panelling and panelled ceiling complete the finishings in this lovely room.

FLOORPLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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HOME REPORT

The Home Report is available through the TSPC website

VIEWING REQUESTS

Please contact the Property Department
T: 01382 201010
E: propertyreception@ross-strachan.co.uk

EXTRAS

Certain extras may be available by separate negotiations



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