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**6C MITCHELL STREET, DUNDEE, DD2 2LL**  
**OFFERS OVER £110,000**

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HOME REPORT VALUATION    £110,000

EPC RATING                    B



This spacious two bedroom first floor flat is located in a well established residential area with local amenities close by. Dundee City Centre is within walking distance along with both Universities and Ninewells Teaching Hospital also within easy reach. The property benefits from a security entry system, double glazing and gas fired central heating.

The property opens to the hallway which includes the security entry phone along with a cupboard housing the electricity meter. The spacious lounge is located to the front of the property and has three windows with wood effect shutter blinds. The lounge also has an alcove with shelf, carpet, radiator and smoke alarm. The kitchen is fitted with ample base units, breakfast bar area and wall mounted cupboard housing the boiler. The kitchen also has an integrated oven and separate grill, 4 ring hob with extractor fan, integrated dishwasher and washing machine and attractive sink and drainer. The room is finished with partially tiled walls and rear facing window, 6 way spotlight, carbon monoxide alarm, heat sensor and radiator.

The front facing bedroom has two windows with wood effect shutter blinds, radiator, laminate flooring and large 3 door built in wardrobe with ample shelves and hanging rails. The rear facing second bedroom has laminate flooring, radiator and cupboard space with shelves and hanging rails. The shower room has large shower cubicle with shower, wash hand basin and WC with overhead cistern, mirror above sink, heated towel rail and glass unit with shelves. The bathroom walls are fully tiled and there are downlights in the ceiling and frosted window overlooking the rear of the property.

The property benefits from a communal drying green to the rear.

This property would suit a first-time buyer/buy to let investor. Early viewing is recommended.



Illustration For Identification Purposes Only.  
Not To Scale (ID:1144297 / Ref:89583)



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