



— Dundee, DD3 7NT —

# 39D Court Street North

1 BEDROOM MID FLOOR FLAT



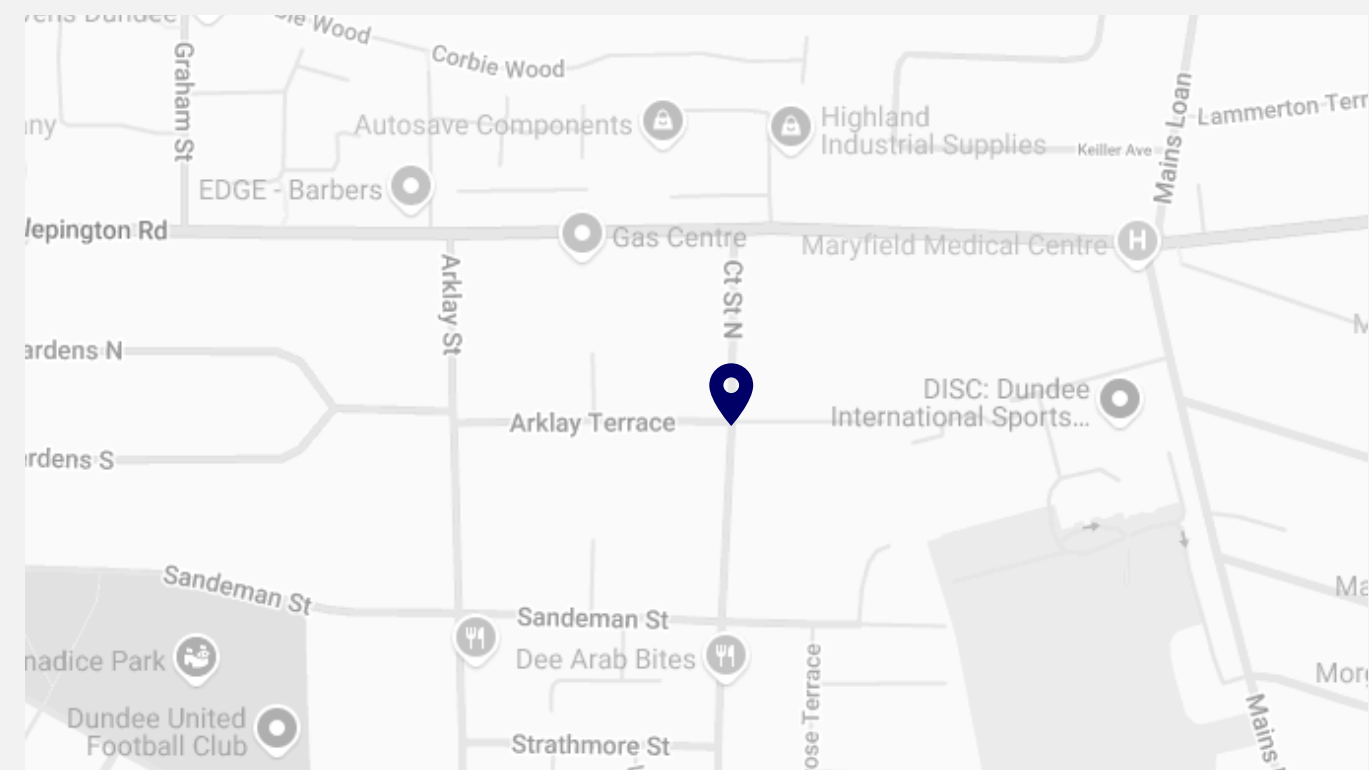
**39D Court Street North  
1 BEDROOM MID FLOOR FLAT**

**OFFERS OVER £55,000**

- Traditional Hall
- Lounge
- Kitchen
- Bathroom
- Double Bedroom
- Private Plot & Mutual Drying Green

**EPC: C**

**CTB: A**





## THE PROPERTY

Located just off Clepington Road, Court Street North remains popular with buyers and investors. With local amenities nearby and connections to local bus routes this could be an ideal property for those without a vehicle. For those with transport there is ample on street, free parking available with easy access to the nearby Kingsway.

The property is a spacious one bedroom mid floor flat with open outlooks to the rear. The property is in need of a full modernisation programme but does currently feature a gas central heating system and partially double glazed windows.

Accommodation comprises a large lounge to the front, double bedroom, a kitchen which would be suitable for casual dining and a bathroom with 3 piece coloured suite.

The block is well maintained with a private plot of garden and open, mutual, drying green to the rear.

The property is structurally sound and benefits from external insulation, installed by an approved contractor as part of a wider range of energy efficiency improvements carried out under Government funded measures. The property has been priced and is marketed in such a manner as to reflect the amount of work required to renovate and modernise this spacious flat.

Although the gas central heating was working at the point of our inspection it is an older system and therefore no warranty is offered in this instance. The electric shower shown in any images is not operational.



# ACCOMMODATION

## ACCOMMODATION

Traditional Hall, Lounge, Kitchen, Bathroom, Double Bedroom, Private Plot and Mutual Drying Green

## HALLWAY

**LOUNGE: APPROX 15'00" x 11'10"**

**KITCHEN: APPROX 11'2" x 8'8"**

**BATHROOM: APPROX 9'4" x 4'6"**

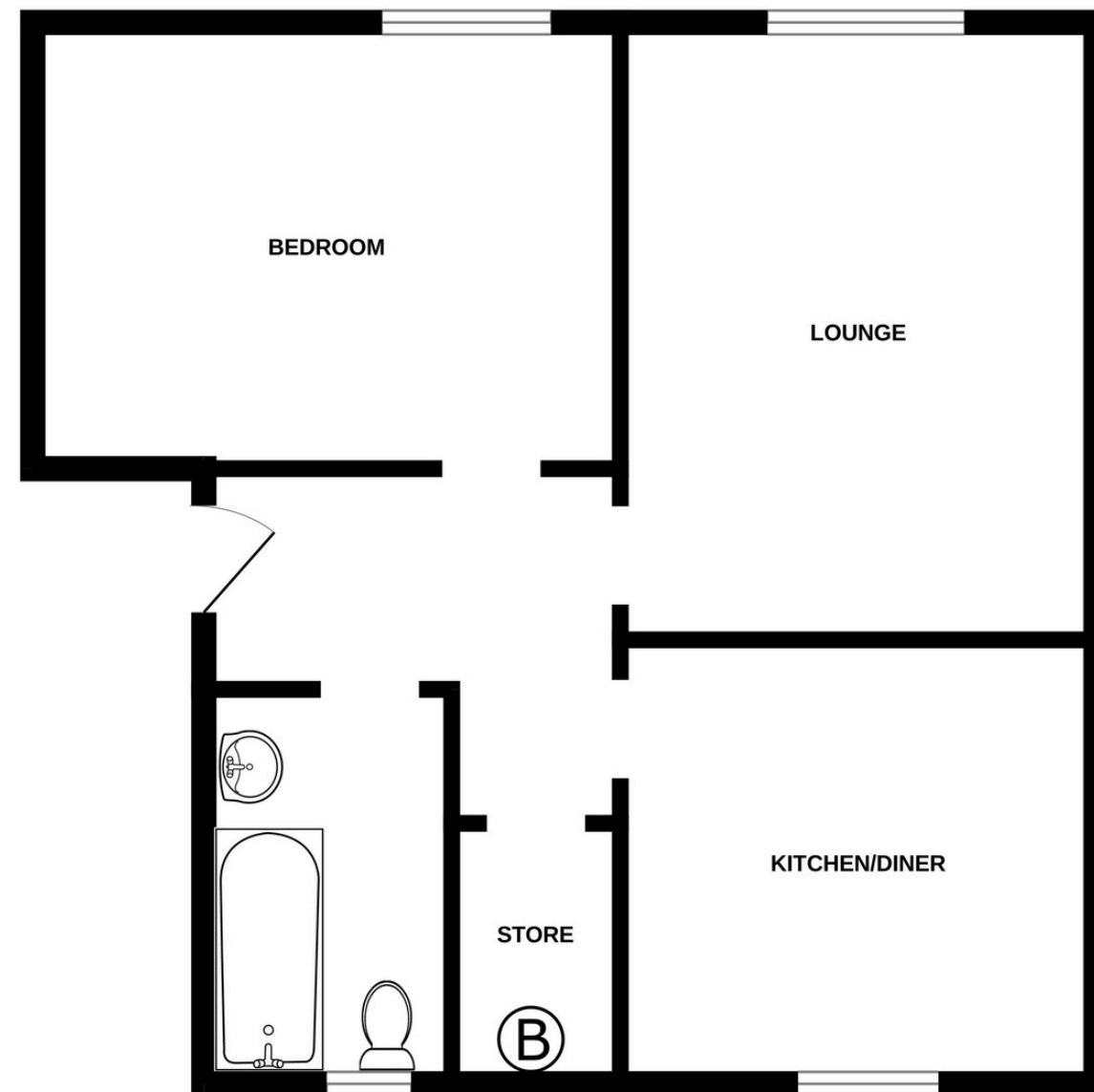
**DOUBLE BEDROOM: APPROX 12'6" x 10'1"**

**EXTERNAL: Private Plot and Mutual Drying Green**



# FLOORPLAN

FIRST 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](mailto:propertyreception@ross-strachan.co.uk)

## EXTRAS

Certain extras may be available by separate negotiations



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