



**1 ROSEBANK MEWS, DUNDEE, DD3 6PS
OFFERS OVER £75,000**



HOME REPORT VALUATION £75,000

EPC RATING E



This well maintained one bedroom ground floor flat is situated within a quiet cul-de-sac to the North of Dundee City Centre. Located just a short walk from Dudhope Park and the City Centre, there is easy access to all amenities including grocery stores and Universities. In addition, there are excellent commuting links to the surrounding areas and towns via the Bus Station and Train Station. The property is fitted with Rointe Kyros radiators and Georgian doors throughout.

The property is accessed through a timber door opening to the vestibule which is laid with tiled flooring. There is a good size storage cupboard and a lockable Georgian door which opens to the hallway. The hallway provides access to a large linen cupboard and storage cupboard. To the rear of the property is the spacious lounge which benefits from a large bay window providing ample natural light and a small balcony offering a view of the River Tay. The lounge is fitted with carpet flooring and a storage cupboard. The kitchen is accessed through the lounge and benefits from tiled flooring and splashback. The room is fitted with wall and base units and has ample space for white goods. The washing machine, fridge, freezer and cooker are included within the asking price.

The double bedroom is situated to the front of the property with a large window with blinds and curtains. The room benefits from a large built-in wardrobe with two bi-fold doors. The shower room is fitted with a modern vanity unit with sink and storage cupboard with a mirrored door. There is also a walk-in shower cubicle and w.c.

To the front of the property is an enclosed garden laid with patio paving slabs.

This property is ideal for those looking to downsize or buy-to-let investors. Viewing is highly recommended.

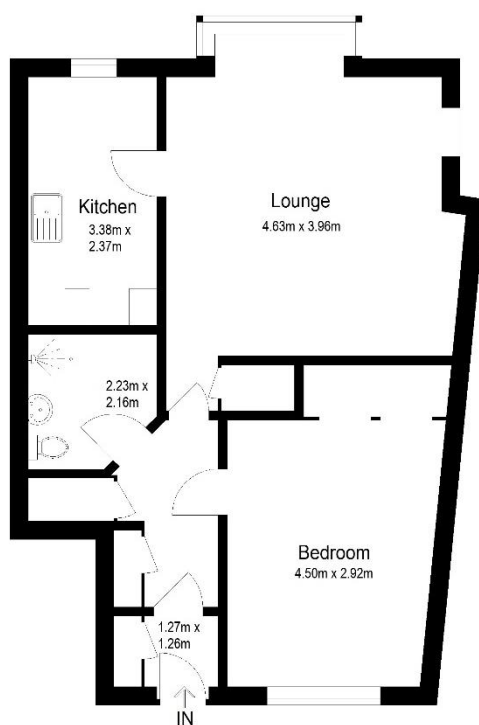


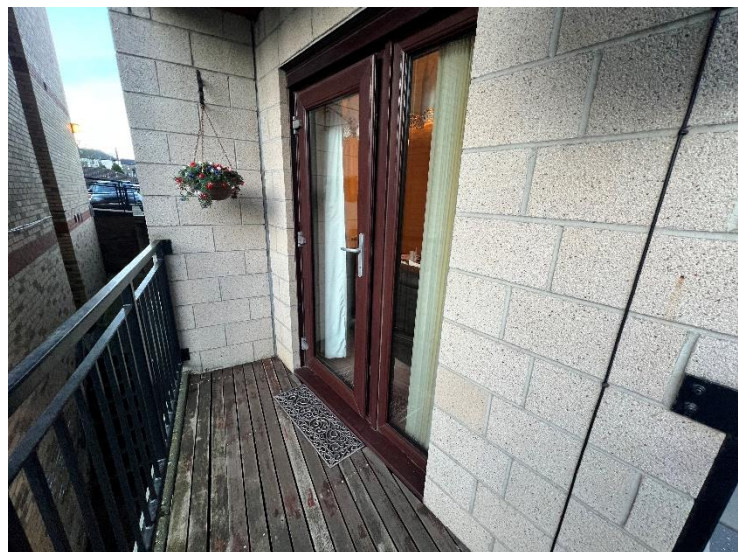
FIG 1 - FLOOR PLAN OF PROPERTY



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