

ROBERTSON SMITH

Solicitors and Notaries

FLAT 2/1, 39 PROVOST ROAD, DUNDEE, DD3 8AF

SECOND FLOOR FLAT



OFFERS OVER £60,000

Situated in a popular residential area to the north of Dundee City Centre, the property is conveniently located for a variety of local shops, schools and public transport with the wider range of social and recreational facilities to be found in Dundee City Centre just a short journey away.

The property is in excellent decorative order throughout and benefits from full double glazing and electric heating. The accommodation comprises Entrance Hall, spacious Lounge, Double Bedroom, Kitchen and Bathroom. To the rear of the building is a communal drying green.

The property would make an excellent starter flat or possibly a buy-to-let investment and early viewing is strongly recommended.

Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB

Telephone: 01382 226602

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ACCOMMODATION

The property is accessed by a well maintained communal close and stair. A solid wood door leads from the landing into a carpeted Hall. The Hall provides direct access to the Lounge, Bedroom, Kitchen and Bathroom. There is a large double storage cupboard with louvre doors housing the hot water tank. Panel heater.

Lounge: (4.74m x 6.7m approx.)

Located to the front of the property is this bright spacious room. Fireplace with electric stove style heater forms a focal point for the room. Shelved alcove with storage below. Carpet. Panel heater.



Bedroom: (3.66m 2.47m approx.)

This good sized double bedroom is located to the rear of the building with excellent storage provided by a double wardrobe with hanging rail and shelving and a separate shelved cupboard. Carpet. Panel heater.



Kitchen: (3.34m x 2.32m approx.)

This L-shaped room has been fitted out with modern floor units with toning worktops and breakfast bar. Stainless steel sink unit with drainer and tower tap. Electric hob. Double oven. Space for fridge. Plumbed for washing machine. Vinyl flooring. Panel heater.



Bathroom: (2.28m x 1.42m approx.)

This room features a white three piece suite comprising WC, wash hand basin and bath with electric shower mounted over the bath. Shower rail and curtain. Partial wall tiling. Vanity mirror and shelf. Tile effect vinyl flooring. Extractor fan.



Outside: To the rear of the tenement is a mutual drying green.



Viewing: By appointment through Robertson Smith, Solicitors, Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB (Telephone 01382 226602) with whom all notes of interest and offers should be lodged.

EPC Rating: E

Home Report: To access the Home Report for this property log on to www.packdetails.com The property reference is HP765086 and use the Postcode is DD3 8AF. Alternatively, contact Robertson Smith, Solicitors, Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB (Telephone 01382 226602) (ritchie@rsdundee.co.uk)

Disclaimers:

Note, all measurement have been taken by a sonic tape measure and therefore may be subject to a small margin of error. While we believe the above details to be correct, no warranty is given and any potential purchaser should satisfy themselves as to the accuracy of the measurements.

While these particulars are believed to be correct and are given in good faith, they are not warranted and any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or any part thereof and all measurements are approximate.