

# Connelly Yeoman



**10 MOLISON STREET (1/L)  
DUNDEE DD1 6TH**

**FIRST FLOOR (LEFT)  
FLAT**



## Key Features

- Well presented First Floor Flat - an ideal Student property
- Located within a popular residential area within easy reach of Dundee city centre
  - Gas Fired Central Heating and Double Glazing
  - Mutual Drying Green to the rear



OFFERS OVER  
**£70,000**

# Property Description

This bright and airy, one bedroom FIRST FLOOR FLAT forms part of a traditional stone-built tenement building and is ideally situated within a popular residential area close to the town centre and within easy reach of most amenities and services, including within walking distance of Abertay University, the popular waterfront area including the V&A, and Dundee train and bus stations. The property offers well proportioned accommodation, has been well maintained and enjoys the benefits of Gas fired central heating and double glazing. The rooms are spacious and well presented, with a bright and spacious Lounge retaining many original features including ornate ceiling cornice and deep skirting boards. The kitchen has a fitted hob and oven, there is a double bedroom and a lovely shower room. Externally, to the rear of the building there is a mutual rear drying green. Overall, this property would make an ideal First Time Buy or perhaps a purchase for a Student let. Early viewing is recommended.

## ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE, KITCHEN, BEDROOM, SHOWER ROOM.

## ENTRANCE HALLWAY:

Mutual entrance close and staircase to the first floor. Access into the property via the entrance door into the Hallway which has a CH Radiator, cupboard housing the electric meter and inset ceiling spotlights. Access through into the Lounge.

## LOUNGE:

Approx.. 16'4 x 16'4. A bright and spacious Lounge, with a front-facing window. Internal original features have been retained including ornate ceiling cornice and deep skirting boards. Ample space for furniture settings/furnishings. CH Radiator.

## KITCHEN:

Approx. 7'2 x 13'5. The kitchen is fitted with base and wall mounted units, worktop surfaces incorporating a stainless steel sink and mixer tap. Rear-facing window. Built-in Electric Oven, Hob and extractor above. Space for a fridge/freezer and space for a washing machine. Inset spot lights. Extractor fan. CH Radiator.



**BEDROOM:**

Approx. 13'6 x 12'4. A lovely double sized bedroom with a rear-facing window. Shelved alcove with mirror and overhead storage. CH Radiator.

**SHOWER ROOM:**

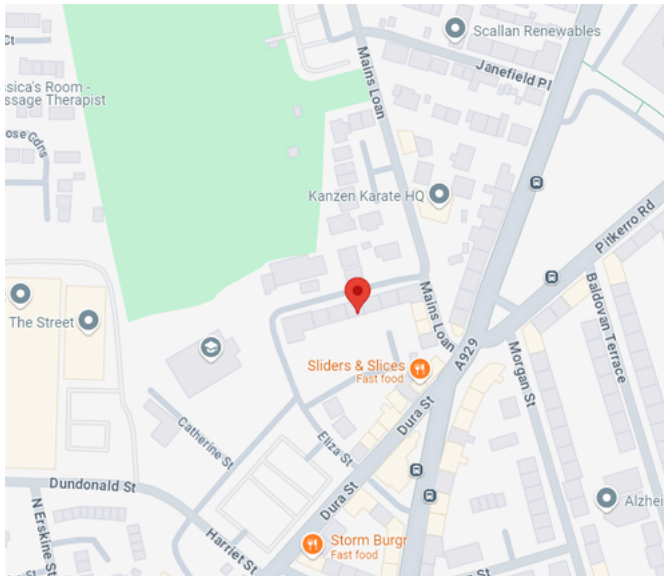
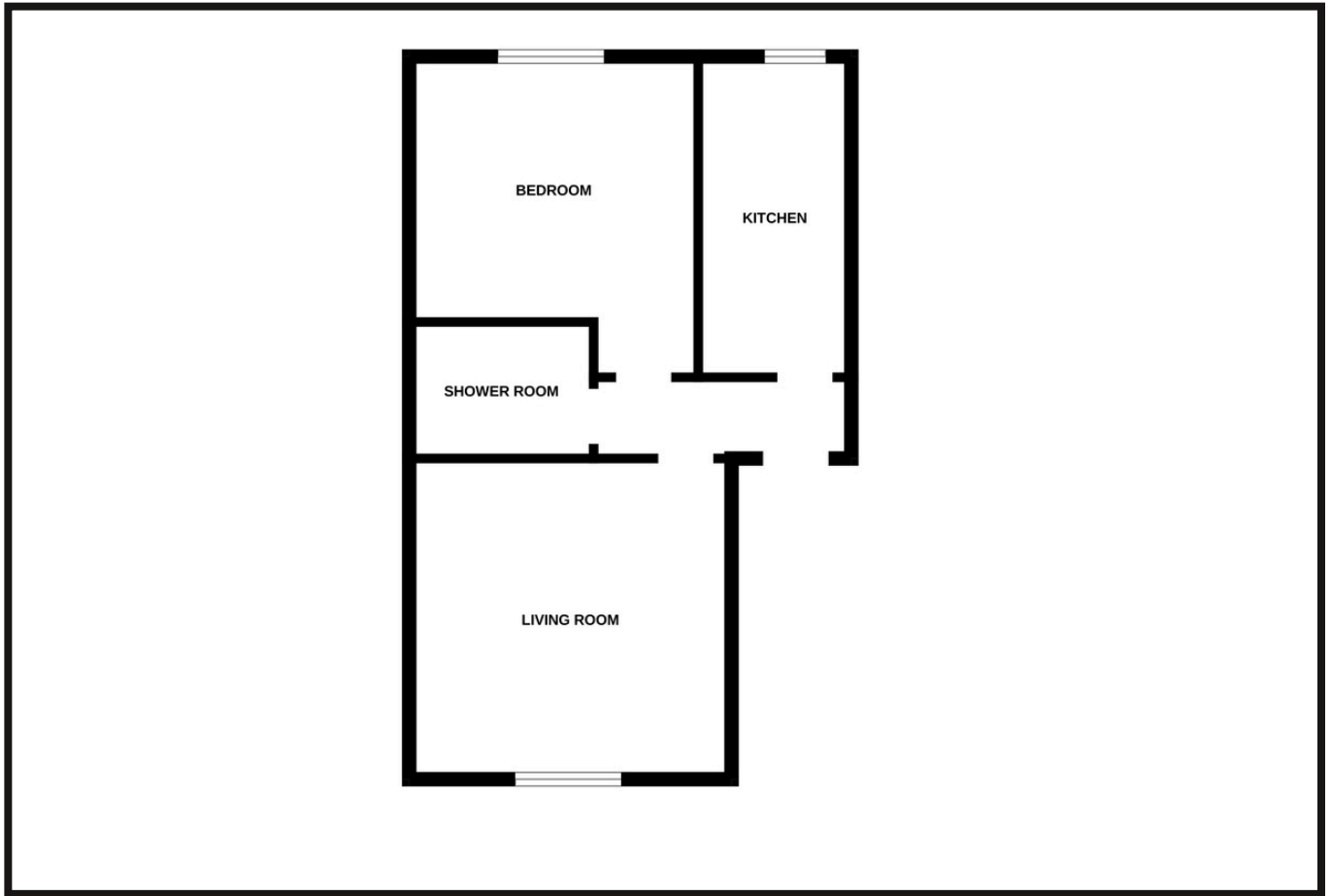
Approx. 9'4 x 6'7. Comprising a WC and wash-hand basin, and a shower cubicle with a power shower. The shower area is finished with wet wall panels and there is wall tiling at the wash-hand basin and toilet area. Inset spotlights. Extractor fan. CH Radiator.

**EXTERNALLY:**

To the rear of the building there is a mutual drying green.



# Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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