



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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www.legaleagles.tv

12D Cullen Place, Dundee, DD4 7TJ

Offers Over £55,000

1 Bedroomed

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We are delighted to offer for sale this ready to move into first floor apartment situated within an established residential area of Dundee. Ideally located for ease of access to local amenities, this 1 bedroomed property has close access to bus routes, shops, retail park and schools. Located within a cul-de-sac the property benefits from a pleasant outlook from the front and rear of the home, secure entry system, ample storage throughout and electric heating.

Accommodation in full comprises of: a spacious entrance hallway with storage cupboard, bright south facing lounge, galleried kitchen, a double bedroom and shower room. The property also benefits from 2 stores located within the well-kept communal hallway.

This ready-to-move property would make an ideal first time buy or buy-to-let investment.

Hall:

A bright and spacious hall that gives access to all rooms as well as a large storage cupboard and entry system phone.

Lounge: **4.62m x 3.35m:**

A bright south facing room with dual aspect windows that flood the room with natural light.

Kitchen: **3.35m x 2.13m:**

The galleried kitchen is fitted with a variety of shaker style base units and wall units with contrasting worktops, space for cooker, washing machine and fridge, tiled splash back, stainless steel sink with drainer and pillar tap.

Bathroom: **1.85m x 1.68m:**

The bathroom is served by a white suite incorporating w.c., wash-hand basin, shower cubicle with electric shower within and finished of with a mix of wet wall and wall tiles.

Bedroom 1: **3.73m x 3.40m:**

A generously sized bright room with pleasant outlook to the rear of the property.

Garden:

Large communal drying green can be accessed via the well-kept communal entrance hall.







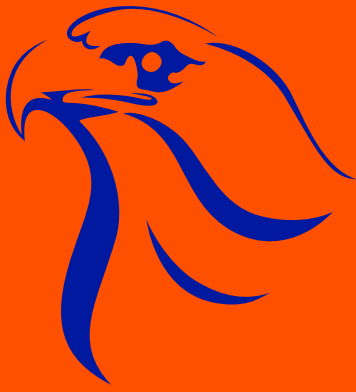


t: 01382 539 313





Illustration For Identification Purposes Only.
Not To Scale (ID:166682 / Ref.48889)



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Council Tax Band:

A (Dundee City Council January 2025).

EPC Band:

C

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

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Note:
Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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House Purchase & Sales Legals, Remortgages, Wills & Executries, Rental Property Global Management Services.

Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
Registered office: 12-14 Maule Street, Monifieth, Angus DD5 4JN

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