



MICHAEL A. BROWN

— Solicitors & Estate Agents —



Flat 1/1, 12C Wedderburn Street, Dundee, DD3 8BY

Offers Over **£85,000**



- First Floor Flat
- Corner Site
- Modernised
- Insulation Cladding
- Security Entry
- Lounge
- Kitchen
- 2 Double Bedrooms
- Bathroom
- GCH; DG

Flat 1/1, 12C Wedderburn Street, Dundee, DD3 8BY



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This modern FIRST FLOOR FLAT is situated in an upgraded corner block with south and west facing views. The flat benefits from a modern kitchen and bathroom, gas central heating, double glazed windows and a secure close entry phone system. The block has been externally insulation clad. There are large grass areas to the rear with drying green facilities. On street car parking outside the property and easy access onto both Strathmartine Road and Caird Avenue with excellent bus facilities and local shops.

ENTRANCE HALL

Cloaks cupboard. Entry phone.

LOUNGE

A spacious lounge with a south facing window overlooking the front of the property. Built in cupboard housing Potterton gas central heating boiler.

KITCHEN

Fully modernised with gloss white wall and base units and granite effect worktops. Integral electric hob and oven. Inset stainless steel sink with drainer and mixer tap. Slot in automatic washing machine and upright fridge freezer. Wall mounted folding table. Tile effect vinyl flooring. Window overlooks the front.

DOUBLE BEDROOM

Window overlooks the front area. Wall cupboard.

DOUBLE BEDROOM

Window overlooks the rear grass area.

BATHROOM

Modern white three piece suite. Wet wall above bath area. Shower with glazed shower screen over bath. Vinyl flooring. Opaque window.

MUTUAL REAR GARDEN

Grass drying area forming part of a large grass rear area. On street car parking outside the property.

EXTRAS

Included are all fitted carpets, blinds, light fittings and integral kitchen appliances.

LOCATION

Wedderburn Street runs between Strathmartine Road and Caird Avenue.

EPC – C

HOME REPORT VALUATION - £85,000





ACCOMMODATION

(All measurements are approx.)

Lounge	13'8" x 13'0"	(4.20m x 3.95m)
Kitchen	9'2" x 8'5"	(2.80m x 2.60m)
Double Bedroom	11'8" x 11'3"	(3.60m x 3.45m)
Double Bedroom	12'5" x 10'5"	(3.80m x 3.20m)
Bathroom	8'4" x 8'2"	(2.55m x 2.50m)

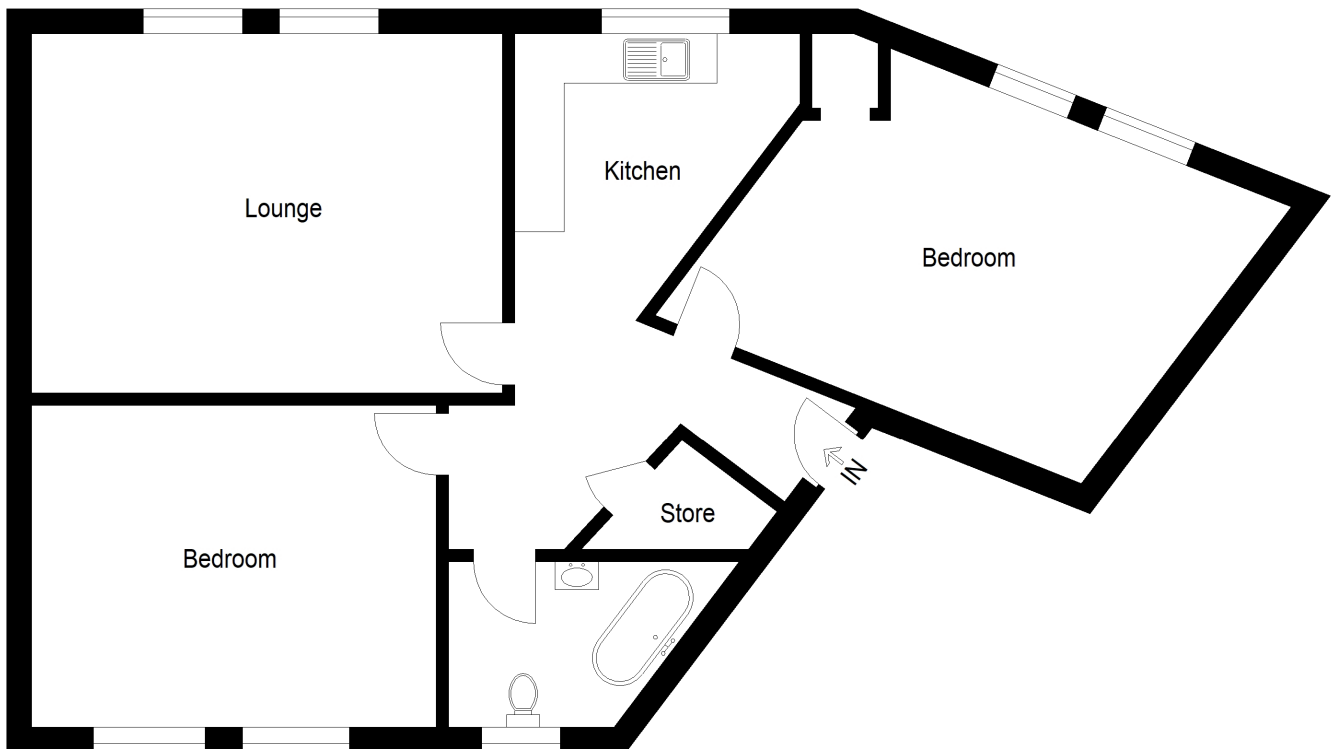


Illustration For Identification Purposes Only. Not To Scale (ID1166829 / Ref:89972)

These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.



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