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**2/L, 15 ARKLAY STREET, DUNDEE, DD3 7PG**  
**OFFERS OVER £60,000**

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<b>HOME REPORT VALUATION</b>	<b>£60,000</b>
<b>EPC RATING</b>	<b>C</b>



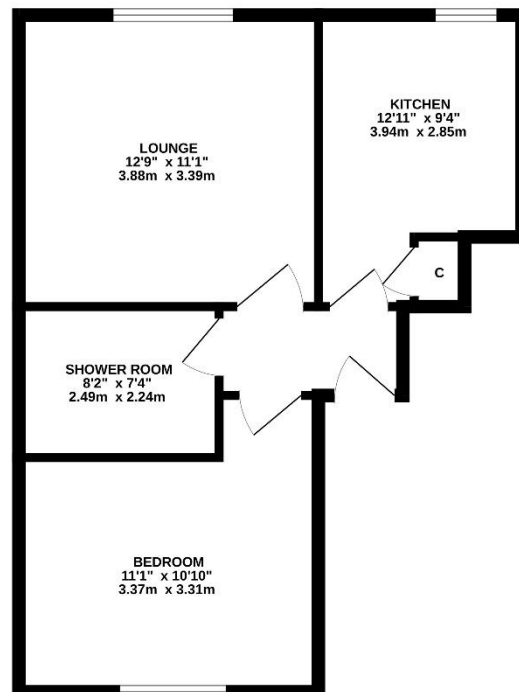
This one bedroom second floor flat forms part of a block of six and is located within a residential area of similar style properties to the North of Dundee City Centre. The subjects are within close proximity to many amenities including grocery stores, Baxter Park and a main bus route. The property benefits from double glazing and gas central heating.

The property opens to a carpeted hallway providing access to all rooms within the property. The lounge is to the front of the property with a large West facing window offering views of The Law. A cupboard with shelves provides storage space and the room is finished with carpet flooring and a radiator. The kitchen is of a good size and is also located to the front of the property. There are wall and base units fitted with a stainless-steel sink and ample space for white goods. A wet wall surrounds the unit and laminate flooring.

The generously sized double bedroom is located to the rear of the property. There is an alcove with shelves and suitable space for additional storage. The modern shower room benefits from a vanity unity with storage cupboard, wash hand basin and WC. There is also a corner shower cubicle with sliding door and two wall mounted cabinets. The room is tiled from floor to ceiling with wet wall surrounding the shower.

This property would be ideal for first time buyers or those looking to invest and early viewing is highly recommended.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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