



**MICHAEL A. BROWN**  
— Solicitors & Estate Agents —



## 10C Killin Avenue, Dundee, DD3 6ED

Offers Over **£70,000**



- Upper Floor Flat
- Two Storey Block
- Upper Law Hill
- Exterior Insulation Cladding
- Requires Internal Modernisation
- Lounge
- Kitchen
- Double Bedroom
- Bathroom
- ECH;DG

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This UPPER FLOOR FLAT forms part of a block of four flats and is situated in a quiet and well-established area on the upper slopes of the Law Hill. The flat enjoys a south facing aspect. The exterior of the block has been insulation clad and the roof retiled. Internally the flat has electric central heating and double glazed windows but otherwise requires full modernisation. There is a large communal rear grass drying area screened with hedges and bushes and on street car parking outside the property.

### ENTRANCE HALL

Cloaks cupboard.

### LOUNGE

A good sized lounge with a south facing window overlooking the front of the property.

### KITCHEN

Fitted with basic base units and inset stainless steel sink with drainer and mixer tap. Electric cooker point. Storage cupboard with hot water tank. Extractor fan.

### DOUBLE BEDROOM

A good sized double bedroom with window which overlooks the front of the property.

### BATHROOM

Fitted with white bath toilet and wash hand basin. Opaque window. Extractor fan.

### OUTSIDE

Large rear mutual grass drying area. Law Crescent/Law Hill is behind. On street car parking outside the property.

### LOCATION

On Lawside Road turn up Campbell Street and left into Killin Avenue.

### EPC – F

HOME REPORT VALUATION - £70,000



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## ACCOMMODATION

(All measurements are approx.)

Lounge	16'4" x 12'0"	(5.00m x 3.65m)
Kitchen	12'0" x 9'1"	(3.65m x 2.76m)
Double Bedroom	13'1" x 9'8"	(4.00m x 3.00m)
Bathroom	8'4" x 5'1"	(2.55m x 1.55m)



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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