

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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89E Camperdown Road, Dundee. DD3 8RF

- **Second Floor Flat**
- **Hallway**
- **Lounge with Balcony**
- **Modern Kitchen**
- **Modern Bathroom**
- **2 Double Bedrooms**
- **Gas Central Heating & Double Glazing, EPC C**
- **Shared Gardens**

Offers over £99,950

This recently refurbished second floor flat is situated in a popular residential location within walking distance of a wide range of amenities including local shops, schools and transport routes. Dundee City Centre is within convenient distance.

The property offers spacious and well proportioned accommodation throughout and benefits from gas fired central heating with combi boiler, double glazing, recently fitted modern kitchen and bathroom, two well proportioned double bedrooms and south facing balcony from lounge. Externally there is a shared drying area to rear.

This is an excellent first time buy or buy to let purchase and viewing is highly recommended.

Entrance Hallway: Useful cloak cupboard. Hatch to loft space.

Lounge: Approx. 4.2m x 4.3m. Bright and spacious south facing room with double glazed windows and door leading to balcony with balustrade. Further double glazed window to side. Large walk-in shelved storage cupboard and alcove display recess. Fireplace plinth. Cupboard.



Kitchen: Approx. 2.64m x 2.92m. Modern recently fitted kitchen with range of floor, wall and drawer units. Integral double oven. Halogen hob. Extractor hood. Matching splashback. Ample space for further appliances. Cupboard housing gas central heating combi boiler. Shelved larder cupboard. Downlighters. Double glazed window to rear.





Bathroom:

Approx. 3m x 1.63m. Three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Part tiled and part wet wall.



Bedroom 1:

Approx. 3.96m x 2.93m. Double bedroom with double glazed window south facing to front. Four door mirror fronted wardrobe with shelving and hanging rail. Downlighters.



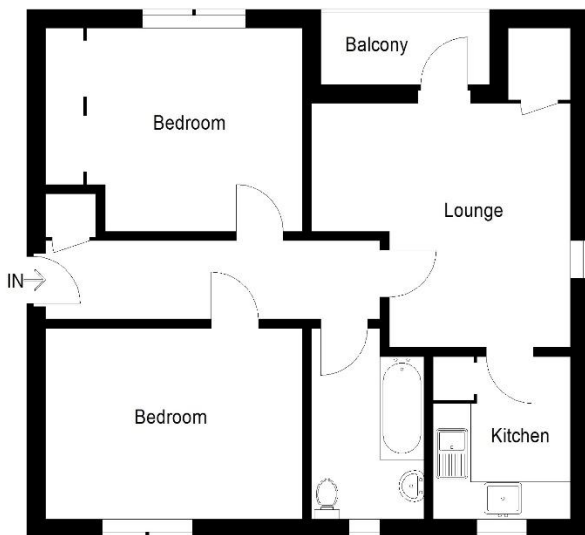
Bedroom 2:

Approx. 3m x 3.52m. Double bedroom with double glazed window to rear. Downlighters.



Outside:

Shared drying area to rear. Balcony.



Second Floor

Illustration For Identification Purposes Only.
Not To Scale (ID:1172569 / Ref:90072)



Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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