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**G/R, 21 COURT STREET, DUNDEE, DD3 7QS**  
**OFFERS OVER £55,000**

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This one bedroomed ground floor flat is located in a popular residential area of Dundee within walking distance of Dundee City Centre. Many local amenities are also close by. The flat has recently been fully refurbished and upgraded to a high standard, benefiting from full double glazing, gas central heating, a security entrance telephone and newly fitted carpets.

The flat enters to the entrance hallway, providing access to all accommodation. The large lounge overlooks the front of the property and benefits from having been freshly decorated, a newly fitted carpet and vertical blinds. The galley-style kitchen is fully fitted with modern wall and base units including an integrated electric oven, gas hob and extractor hood. The kitchen window overlooks the rear drying green. The large double bedroom is located to the rear of the property and includes a storage cupboard as well as benefiting from a newly fitted carpet. The modern shower room is fully fitted with wet wall and consists of a shower cubicle (Triton electric shower), white wash hand basin and WC, as well as a heated towel rail. To the rear there is a very well maintained communal rear garden.

Excellent opportunity to purchase for either first time buyers or the buy-to-let market. Early viewing is highly recommended.

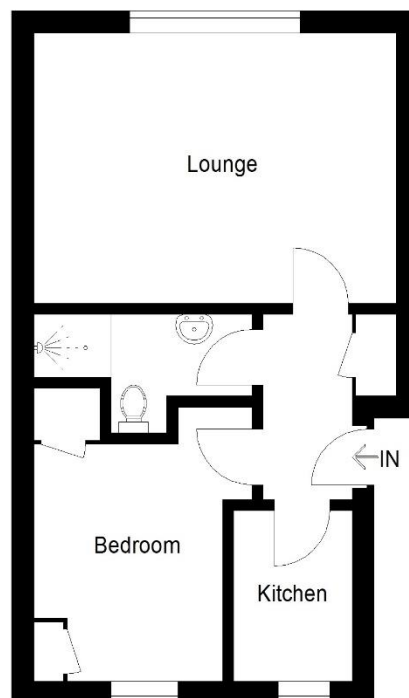


Illustration For Identification Purposes Only.  
Not To Scale (ID:1176281 / Ref:90142)





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