



**MICHAEL A. BROWN**

— Solicitors & Estate Agents —



## 12 Pitfour Street, Dundee, DD2 2NW

Offers Over **£90,000**



- Ground Floor Flat
- 2 Storey Building
- Unique Situation
- Modernised Flat
- Attractive Mutual Gardens
- Lounge
- Kitchen/Diner
- 2 Double Bedrooms
- Bathroom with Shower
- Combi GCH; UPVC DG

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This fully modernised and spacious GROUND FLOOR FLAT benefits from an elevated position from the pavement with front door access. The house has been nicely decorated and with replacement internal oak doors. There is a good sized kitchen diner, combi gas central heating and quality double glazed windows and front door. There is a very attractive and well maintained rear mutual grass/drying area. The flat is near City Road and within walking distance of Dundee's Universities.

### ENTRANCE DOOR

Quality front entrance door. Shelled cupboard. Electrics cupboard.

### LOUNGE

Window overlooks the front of the property. Shelled cupboard.

### KITCHEN/DINER

Fully fitted with wall and base units and oak effect worktops. Splash back tiling. Integral electric hob, oven and filter hood. Inset carbonate sink with drainer and mixer tap. Plumbed for automatic washing machine. Wall mounted Worcester combi gas boiler. Recessed downlights. Dining area with space for table and chairs.

### DOUBLE BEDROOM

Window overlooks the rear of the property.

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Window overlooks the rear of the property. Two built in wardrobe/storage cupboards.

### BATHROOM

Full wall tiling and vinyl floor tiling. White three piece suite. Electric instant shower over bath. Extractor fan.

### REAR GARDENS

Exceptionally well maintained and enclosed rear mutual grass drying area.

### EXTRAS

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

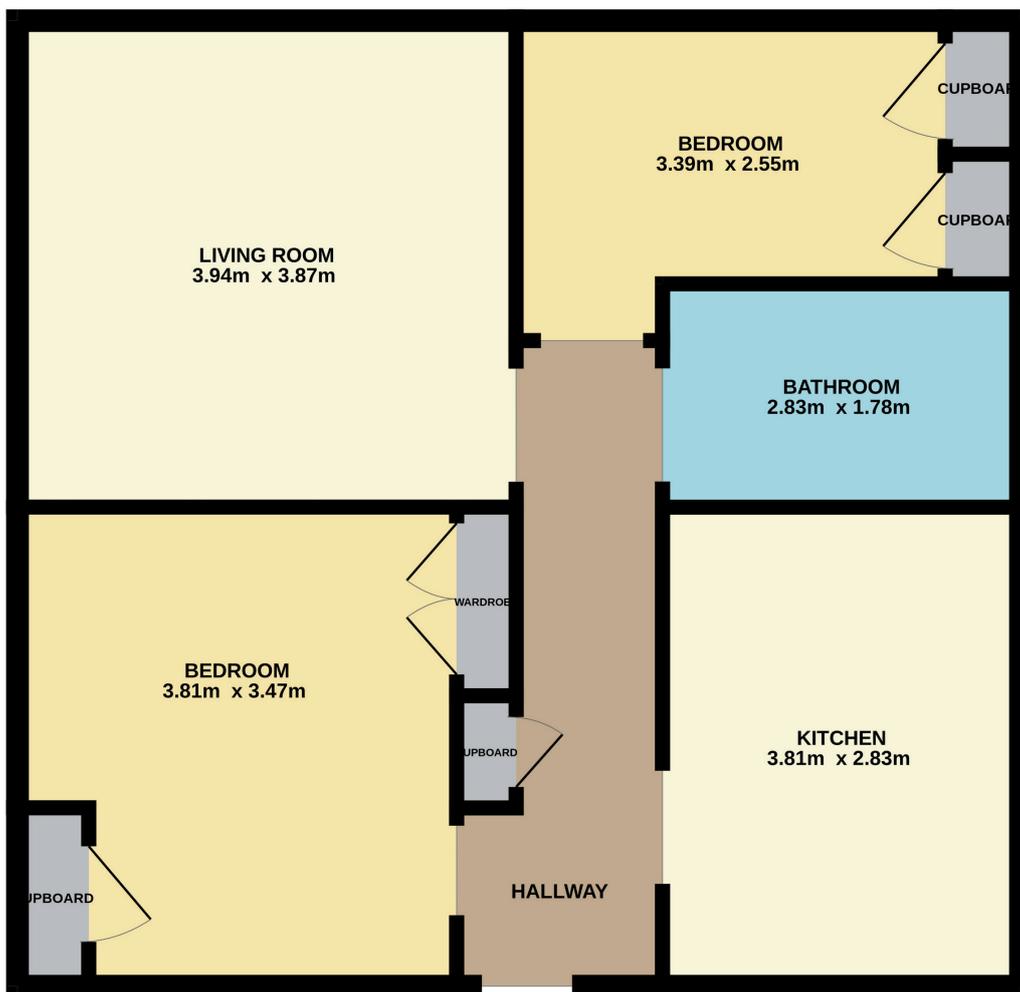
### LOCATION

Off City Road.

### EPC – C

HOME REPORT VALUATION - £90,000





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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