

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



4e Eden Street, Dundee DD4 6HN

- **Second Floor Flat**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **2 Bedrooms**
- **Gas Central Heating & Double Glazing, EPC C**
- **Close to all Amenities**
- **Ideal First time Buy or Buy to Let**

FIXED PRICE £79,950

This second floor flat is situated in a popular residential location convenient for the City Centre, bus routes, primary and secondary schooling, Baxter Park and local shops.

The property offers spacious and well proportioned accommodation, and has recently been redecorated, and has double glazing, gas fired central heating with recently installed condenser boiler (January 2025 with full 5 year manufacturers warranty), recently installed modern bathroom with shower and secure entry system. Smoke and multi sensor alarms. Externally there are shared garden grounds to rear.

This is an excellent opportunity for a number of purchasers including first time and buy to let

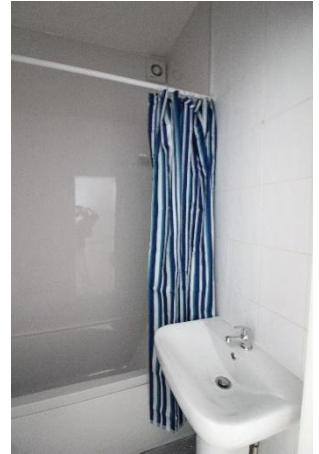
Entrance Hallway: Exterior door

Lounge: Approx. 5.53m x 3.34m. Spacious public room. Double glazed window to rear. Recess display alcove.



Kitchen:

Approx. 4.65m x 1.37m. Fitted with a range of floor, wall and drawer units. Integral electric oven, hob and extractor hood. Double glazed window to rear. Tiling to splash back.



Bathroom:

Approx. 1.53m x 1.67m. Recently installed three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Part tiled, part wet wall. Extractor fan.

Bedroom 1:

Approx. 3m x 3.86m. Double bedroom. Double glazed window to front. Cupboard housing gas central heating Worcester condenser boiler. New carpet and underlay.



Bedroom 2:

Approx. 2.52m x 2.66m. Another well proportioned room. Double glazed window to front. New carpet and underlay.



Outside:

Shared gardens to rear and store..

SECOND FLOOR
47.0 sq.m. approx.



TOTAL FLOOR AREA: 47.0 sq.m. approx.
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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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