



***Offers Over: £85,000***  
***16 Thirlestane Place***  
***Dundee DD4 0TG***

***Andrew G. Manderson & Co.***

51 Reform Street, Dundee DD1 1SL  
Tel: 01382 200840 Fax: 01382 200486

## Overview

Offered for sale is this attractively presented ground floor flat situated within a quiet cul de sac forming part of an established residential development to the north-east of Dundee.

Presented in walk-in condition with contemporary interior décor throughout, the property provides comfortable and well-proportioned accommodation across one level. The lounge in particular is a spacious room which enjoys a bright southerly aspect, with the remaining accommodation comprising fitted kitchen, shower room and double bedroom. A lean-to conservatory to the rear of the building also provides additional indoor space. Practical benefits include full double glazing, electric heating and ample integrated storage space.

Outside there is a low maintenance garden to the rear which is enclosed by high walls and timber fencing affording a good degree of privacy. There is also an off street parking space allocated to the property.

Especially suitable for first time buyers, retirees and buy to let investors, early viewing is therefore highly recommended.

## Location

The property is located for easy access to a range of amenities in the immediate vicinity and nearby Broughty Ferry, including major supermarkets, shops, schooling and other essential services. Regular public transport routes are also close at hand, providing a convenient link to other areas as well as Dundee City Centre which hosts two renowned Universities and an extensive variety of retail, leisure and cultural attractions.

## Additional Information

### Viewing Enquiries

Weekdays 9.00am to 5.00pm – Please contact Solicitor on 01382 200840  
Contact during evenings and weekends only – 07732 861777

### Moveables

All white goods (excepting the dishwasher), blinds, curtain poles, floor coverings, light fittings/shades and portable panel heaters are included in the price.

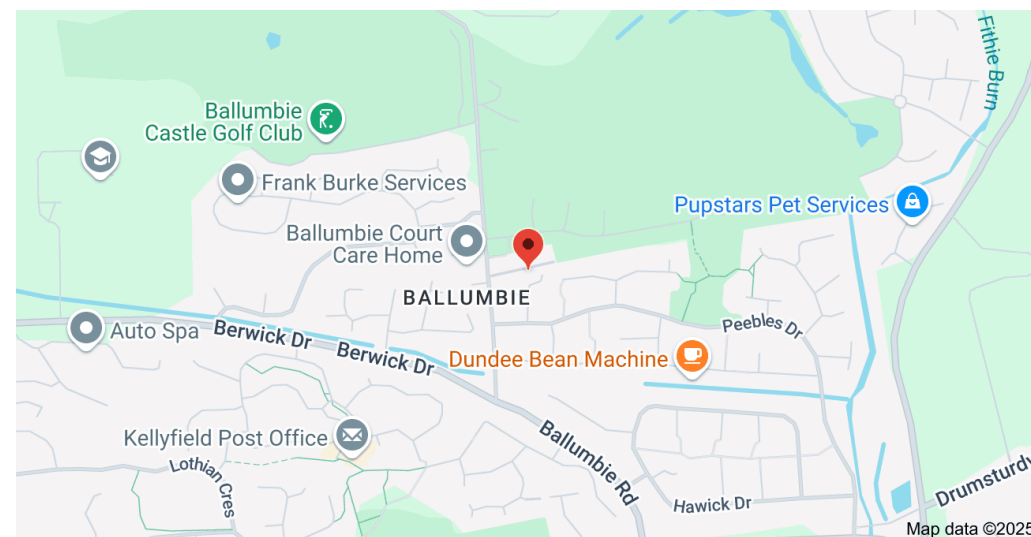
## Home Report Valuation: £85,000

Access the [Home Report](#)

EPC Rating – D Council Tax Band – A

## Room Dimensions

Lounge	12'1" x 10'6"	3.68m x 3.20m
Kitchen	8'5" x 7'6"	2.56m x 2.29m
Shower Room	5'0" x 4'8"	1.52m x 1.42m
Bedroom	10'11" x 8'1"	3.33m x 2.46m



*It should be noted that all room dimensions are given for descriptive purposes only and no guarantee is given as to their accuracy. Prospective purchasers should note that unless their interest in the property is noted with us we cannot guarantee that notice of a closing date will be intimated and consequently the property may be sold without notice. No responsibility is taken for expenses incurred should the property be sold or withdrawn before or after inspection. Disclaimer: Whilst these Particulars are believed to be correct they are not guaranteed by the Centre or the Solicitor and they do not form part of an offer to sell.*

# Accommodation

## Entrance Vestibule

Modern UPVC front door. Laminate flooring. Light fitting. Coat hooks.

## Lounge

Large front facing window with Venetian blinds and curtain pole. Laminate flooring. Light fitting. Modern wall-mounted flame effect electric fireplace. Built-in storage cupboard. Floating shelf unit. Small inner hall off Lounge gives access to all remaining accommodation.

## Kitchen

Modern fitted wall and base units with granite effect laminate worktop, splashback tiling and stainless steel sink and drainer. Tile effect vinyl flooring. Triple spotlight fitting. Built-in storage cupboard. Rear facing window with Venetian blinds.

Free standing appliances comprising fridge freezer, washing machine and electric single oven with four ring hob.

## Shower Room

Three piece suite comprising WC, wash hand basin and shower enclosure with wetwall lining, curved glass sliding doors and Mira electric shower. Tile effect vinyl flooring. Heated towel rail. Triple spotlight fitting. Extractor fan. Wall-mounted and under sink storage cabinets.

## Bedroom

Wood effect vinyl flooring. Light fitting. Built-in mirrored sliding door wardrobe. Floating shelf unit. Curtain pole. Patio door access to lean-to conservatory.

## Garden

Laid mainly in gravel with paved seating area (furniture not included) and enclosed by high walls and timber fencing. Rotary dryer. External water point. External electric meter cabinet.



