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01382 206000

01382 206000 DUNDEE CITY | ANGUS | FIFE
property@mmlaw.co.uk

24K Constitution Road, Dundee, DD1 1LD

Home Report Valuation

£165,000

Asking Price Fixed £160,000



"City Centre Location"

Accommodation on Fourth Floor:- Entrance Hallway, Lounge, Two Bedrooms, Kitchen/Diner, WC Cloakroom, 3 Bedrooms. Accommodation on Attic Floor:- Three Bedrooms, Bathroom with WC and Cloakroom with WC. Partial Double Glazing & Gas Central Heating. Mutual Rear Garden.



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Description

Excellent opportunity to purchase this Fourth Floor Flat which is situated within a 'B' listed building of similarly styled properties. The property is set in prime city centre location close to amenities, shops, Universities, bars and restaurants. Dundee Bus & Train Station's are also within walking distance.

The property comprises on the Fourth Floor:- Entrance Hallway, Lounge, Two Bedrooms, Kitchen/Diner and Cloakroom with WC. On the Attic Floor:- Three Bedrooms, Bathroom with WC and Cloakroom with WC.

There is gas central heating throughout and partial double glazing.

Requires upgrading his has been reflected in the asking price.

Viewing is highly recommended to appreciate what is on offer.

Outside

To the rear there is enclosed mutual garden grounds that provides clothes drying area.

Area

Dundee is Scotland's fourth largest sunniest City and includes the V & A, RRS Discovery, McManus Gallery, Dundee Contemporary Arts and many other attractive places to visit. Ninewells Hospital and Dundee Technology Park are also conveniently located for ease of access. There are also a variety of bars and restaurants.



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Viewing

By appointment through Solicitors on 01382 206000.

Home Report

Contact Solicitor for a Copy of the Home Report.

Accommodation

Lounge	18' x 14'6"
Kitchen/Diner	12' x 11'
Bedroom 1	14' x 11'2"
Bedroom 2	14' x 11'3"
Bedroom 3	13' x 11'
Bedroom 4	10' x 11'6"
Bedroom 5	10' X 11'6
Bathroom	5' X 9'



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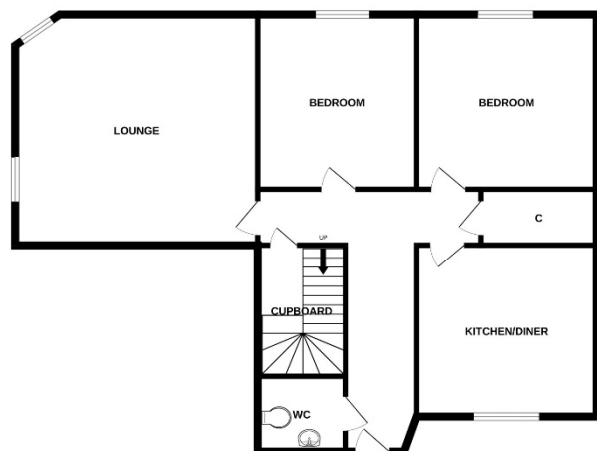


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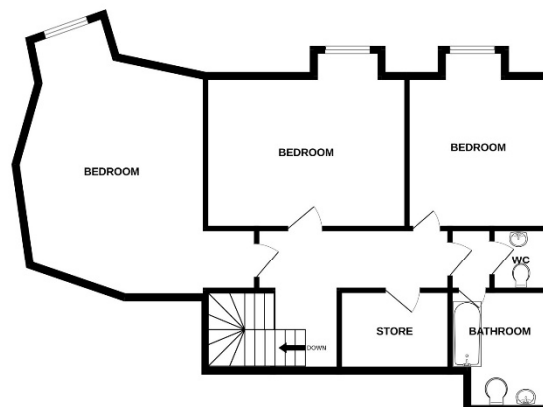
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THIRD FLOOR



ATTIC FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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