

RICHMOND & Co.

Solicitors, Estate Agents and Notaries Public

26 COMMERCIAL STREET

DUNDEE DD1 3EJ

Telephone: (01382) 201964

e-mail: richmondco@btconnect.com



FLAT 6, 2A ELM STREET, DUNDEE, DD2 2AY

2 bedroom modern second floor flat

Double Glazing

Electric storage heating

Private car parking space

Sought after location with views over River Tay

Price: Offers over £180,000

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

PARTICULARS OF SALE OF FLAT 6, 2A ELM STREET, DUNDEE

Common Vestibule:

Entry system. Tiled floor at ground level. Carpeted stairs and lift to upper floors. Power points. Centre light. Bin chute.

Hardwood front door leading to:

Hallway:

Laminate flooring. Walk in storage cupboard also housing electricity meter. Centre light. Storage heater. Ample power points.

Open Plan Lounge/Kitchen:

Approx. 23'3" x 14'3. **Lounge area:** Laminate flooring Two storage heaters. Centre light. Ample power points. French doors leading to Juliet balcony. **Kitchen area:** Tile effect vinyl flooring. Fully fitted kitchen with shaker style base and wall units. Electric hob, oven and extractor fan. Stainless steel sink. Plumbed for automatic washing machine. Centre light. Ample power points.



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Bedroom 1:

Approx. 14'3" x 12'1". Fitted carpet. Fitted wardrobe also with shelving. Centre light. Wall mounted heater. Ample power points. Door with access to bathroom.



Bedroom 2:

Approx. 14'3" x 9'6". Fitted carpet. Double fitted wardrobe with shelf above. Centre light. Wall mounted heater. Ample power points.

Bathroom:

White bathroom suite comprising wc and wash hand basin set in vanity unit, Bath. Wetwall splashbacks. Shower cubicle with wet wall and mains shower. Wall mirror with lights. Electric towel rail. Spotlights. Tile effect vinyl flooring.



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Outside:

Exclusive car parking space at rear.

Viewing:

By appointment through Seller on 07753 284 803.

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