



MICHAEL A. BROWN

— *Solicitors & Estate Agents* —



8B Tullideph Street, Dundee, DD2 2PQ

Offers Over **£100,000**



- Ground Floor Flat
- 2 Storey Block
- Quiet Area
- Front Gardens
- Large Mutual Rear Area
- Lounge
- Kitchen
- 2 Double Bedrooms
- Bathroom with Shower
- Combi GCH; UPVC DG

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01382 204242
property@michaelabrown.co.uk

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This fully modernised and newly decorated GROUND FLOOR FLAT forms part of a 4 flatted, 2 storey block in a quiet street near to City Road. The flat benefits from combi gas central heating and replacement UPVC double glazed windows. There is an easily maintained front garden with a raised paved patio stone chipped area and extensive, open rear mutual grass areas. On street car parking outside the property and excellent bus services on Tullideph Road, City Road, Lochee Road.

ENTRANCE HALL

Main ground floor entrance door. Storage cupboard.

LOUNGE

A spacious lounge with front window which overlooks the front garden. Fireplace and living flame gas fire. Alcove display.

KITCHEN

Fully fitted with light oak wall and base units and granite effect worktops. Tiled splash back. Integral electric oven and hob. Automatic washing machine. Fridge and freezer. Inset stainless steel sink with drainer and mixer tap. Wall mounted Potterton combi gas boiler. Oak laminate flooring. Window overlooks rear area.

DOUBLE BEDROOM

Window overlooks rear area. Alcove display with cupboard below.

DOUBLE BEDROOM

Window overlooks front garden. Full length triple wardrobes.

BATHROOM

Fully wall tiling and non-slip flooring. White three piece suite. Redring instant shower over bath. Opaque Window. Extractor fan. Chrome towel radiator.

FRONT GARDEN

Paved and also laid out with stone chips.

REAR AREA

Grass drying green. Large opened grass area beyond.

EXTRAS

Included are all fitted floor coverings, blinds and integral kitchen appliances and white appliances.

LOCATION

Near top of Tullideph Road.

EPC – C

HOME REPORT VALUATION - £100,000





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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17 South Tay Street, Dundee DD1 1NR (DXDD135)

Telephone: 01382 204242

Email: law@michaelabrown.co.uk

property@michaelabrown.co.uk