

## **RICHMOND & Co.**

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# **FIRST FLOOR FLAT, 61D PROVOST ROAD, DUNDEE, DD3 8AG**

**Three bedroom first floor flat**

**Double glazing**

**Gas central heating**

**Full refurbishment required**

**Ideal investment opportunity**

**Offers over £80,000**

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 FIRST FLOOR FLAT, 61D PROVOST ROAD, DUNDEE

## **Hallway:**

Radiator. Storage cupboard with shelves. Centre light. Ample power points.

## **Living room/kitchen scullery:**

**Living room** approx. 16'1" x 13'10". Shelved cupboard. Centre light. Radiator. Ample power points. **Kitchen scullery** approx. 6'10" x 4'1". Kitchen with units and housing gas hob and oven. Stainless steel sink. Ample power points.

## **Sitting room/Bedroom 1:**

Approx. 14'1" x 14'4". Fitted carpet. Partially panelled walls. Corniced ceiling with centre rose. Centre light. Radiator. Ample power points.

## **Bedroom 2:**

Approx. 11'2" x 10'3". Fitted double wardrobe with wooden louvre doors with storage above. Vinyl flooring. Striplight. Boiler. Ample power points.

## **Bedroom 3:**

Approx. 14'2" x 14'1". Fitted carpet. Wardrobes. Shelved cupboard. Radiator. Ample power points.

## **Bathroom:**

Beige three piece bathroom suite incorporating bath with shower over, wash hand basin and wc. Partially tiled walls. Tiled floor. Centre light.

## **Outside:**

Communal drying area to rear.

## **Viewing:**

By appointment through Solicitors on 01382 201964.

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