



**MML Law**

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**01382 206000 DUNDEE CITY | ANGUS | FIFE**

G/R, 31 Pentland Crescent, Dundee, DD2 2BT

Offers Over  
£85,000



***"Bright Ground Floor Flat in Walk-In Condition"***

Accommodation: Entrance Hall, Lounge, Kitchen, 2 Double Bedrooms, Bathroom, Gas Central Heating and Double Glazing, Private Store, On Street Parking.



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## Description

Excellent opportunity to purchase this walk-in condition, two-bedroom Ground Floor Flat which is located in a block of similar style properties in the West End of Dundee.

The accommodation comprises of:- Entrance hall with storage cupboard, a bright south facing lounge with views towards the River Tay and beyond, fitted kitchen with ample base and wall mounted units, hob, oven, fridge freezer and washing machine, two double bedrooms and bathroom with three piece fitted suite with mixer shower over the bath.

Externally at the rear of the property lies a shared drying green. Large private store within communal close. There is ample on street parking on Pentland Crescent.

This property will appeal to a wide variety of buyers including investors and those looking for a first home.

Viewing is highly recommended to fully appreciate the accommodation on offer.

## Included In Price

Carpets and floor coverings, window blinds where fitted, fire surround and coal effect gas fire and kitchen appliances.

## Area

Pentland Crescent is situated close to all amenities including schools at both primary and secondary levels, shops and mainline bus service. Ninewells Hospital and Dundee Technology Park are within walking distance and Universities are only a short distance away.



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## Viewing

By appointment through Solicitors on 01382 206000 or alternatively for evenings and weekends telephone 07742 672872.

## Home Report

Contact Solicitor for a Copy of the Home Report.

## Accommodation

|           |             |
|-----------|-------------|
| Lounge    | 15'9" x 13" |
| Kitchen   | 13' x 8'    |
| Bedroom 1 | 13' x 11'   |
| Bedroom 2 | 10' x 11'   |
| Bathroom  | 7'9" x 5'9" |



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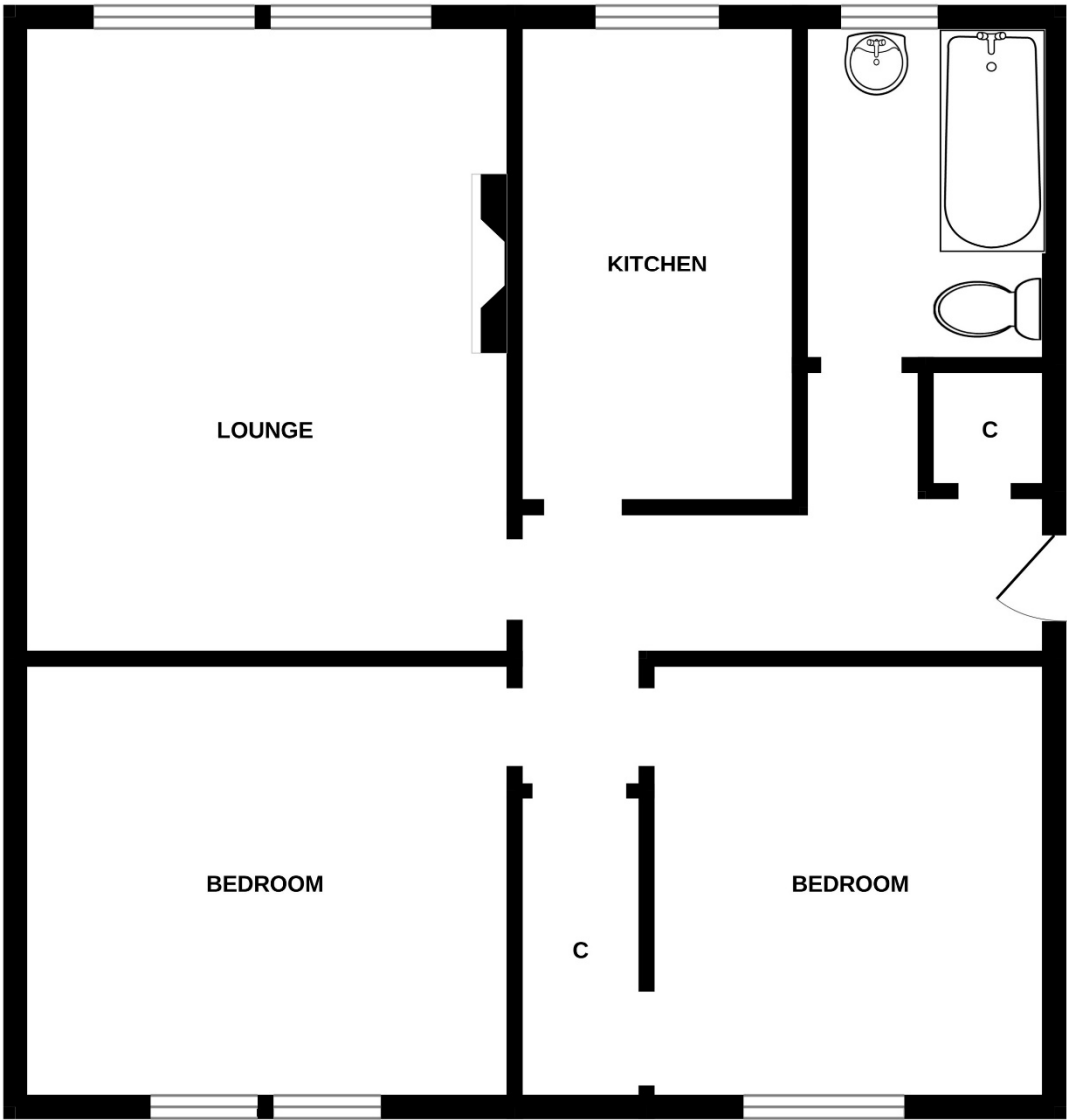


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GROUND FLOOR



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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