



**MML Law**

**MMLLAW.CO.UK**

**MMLLAW.CO.UK**

**01382 206000**

**property@mmlaw.co.uk**

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

15 Carmichael Street, Dundee, DD3 6JS

Offers Over

£105,000



***"Main Door Ground Floor Flat"***

Accommodation: Entrance Vestibule, Entrance Hall, Lounge, 2 Double Bedrooms, Kitchen, Bathroom, Double Glazing, Gas Central Heating, Private Front Garden, Shared Drying Green. Also area of ground at the rear.



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## Description

Spacious main door ground floor flat situated to the North side of Dundee City in a quiet, well established residential area.

Accommodation comprises:- Entrance vestibule, Entrance hall with spacious storage cupboard, Spacious, bright lounge with large bay window with pleasant outlook over the communal gardens. The kitchen is located off the lounge and is fitted with a range of wall and base mounted units. There is space for a small table and chairs. There are two large double bedrooms, both benefiting from storage hanging space and a bathroom with three-piece white suite.

The property benefits from gas central heating and double glazing. Upgrading is required and this has been reflected in the asking price.

The property is sold as seen.

Excellent opportunity to acquire a spacious property suited to a variety of buyers including the first-time purchasers or anyone looking to downsize to accommodation on one level.

## Outside

Private garden ground to the front and shared drying area to the rear. Also, private area to the rear.

## Area

This is a great opportunity to purchase a well-proportioned main door ground floor flat located within a popular and established residential area. The location allows ease of access to a wide range of amenities including schools, local shops, Dundee College and commuter bus services. In addition the property is conveniently located for access to the Kingsway with its wealth of retail and business outlets.



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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	20'1" x 12'11"
Kitchen	10'7" x 10'3"
Bedroom 1	13'6" x 11'11"
Bedroom 2	12'5" x 10'8"
Bathroom	6'6" x 6'10"

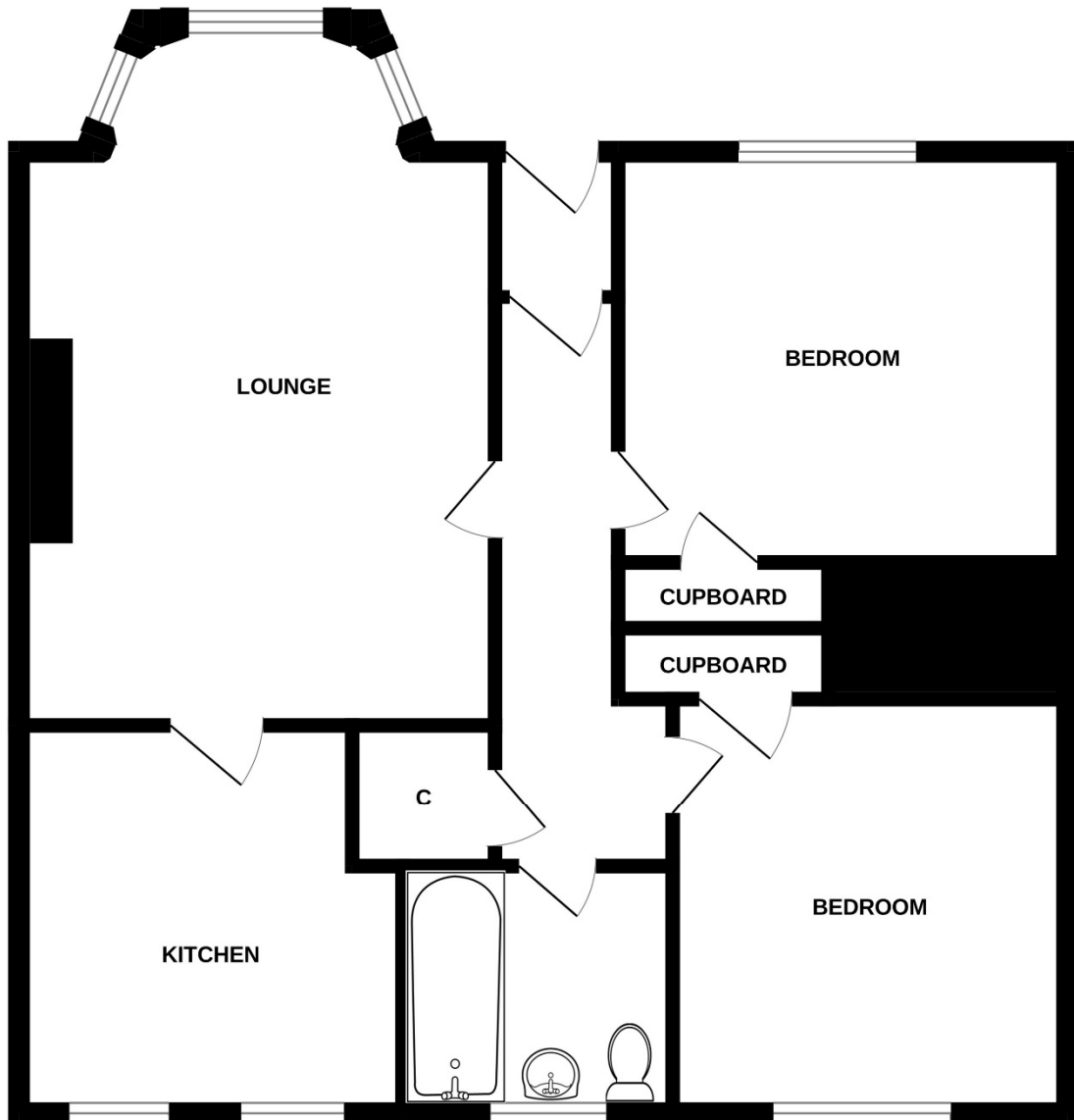


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## GROUND FLOOR



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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