



MICHAEL A. BROWN

— Solicitors & Estate Agents —



415 Strathmartine Road, Dundee DD3 9BS

Offers Over **£80,000**



- Ground Floor Flat
- Fully Modernised
- Walk in Condition
- Car Parking Space
- Common Rear Areas
- Lounge
- Kitchen
- Double Bedroom
- Shower Room
- Combi GCH; UPVC DG

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This fully modernised GROUND FLOOR FLAT is accessed from the front mutual vestibule serving two ground floor flats. The property benefits from a recently installed kitchen and shower room, flooring and carpeting and has been freshly redecorated. Additionally, there is gas central heating with combi gas boiler and replacement UPVC windows and front door. There is an off street car parking space outside the flat. At the rear of the building are a common drying green and other areas with open aspects. The property is situated in the middle of Downfield and there are excellent bus services into the city centre and onwards to Ninewells Hospital.

ENTRANCE VESTIBULE

Mutual front entrance vestibule serving two flats.

ENTRANCE HALL

Large shelved storage cupboard.

LOUNGE

Window overlooks the front of the property.

KITCHEN

Recently fully modernised. Gloss white wall and base units and granite effect worktops and upstands. Integral steel gas hob, electric oven, stainless steel splash back and filter hood above. Inset stainless steel sink with drainer and mixer tap. Automatic washing machine. Large fridge freezer. Breakfast bar with two stools. Tiled effect vinyl flooring. Window overlooks the rear mutual garden area.

DOUBLE BEDROOM

Window overlooks the rear of the property.

SHOWER ROOM

White toilet and wash hand basin. Glazed corner shower compartment with thermostatic shower. Parador style ceiling. Recessed downlights. Tiled effect vinyl flooring. Extractor fan.

OUTSIDE

Private front car parking space. Mutual rear garden areas.

EXTRAS

Included are all fitted carpets, floor coverings, blinds, automatic washing machine and fridge freezer and integral kitchen appliances.

LOCATION

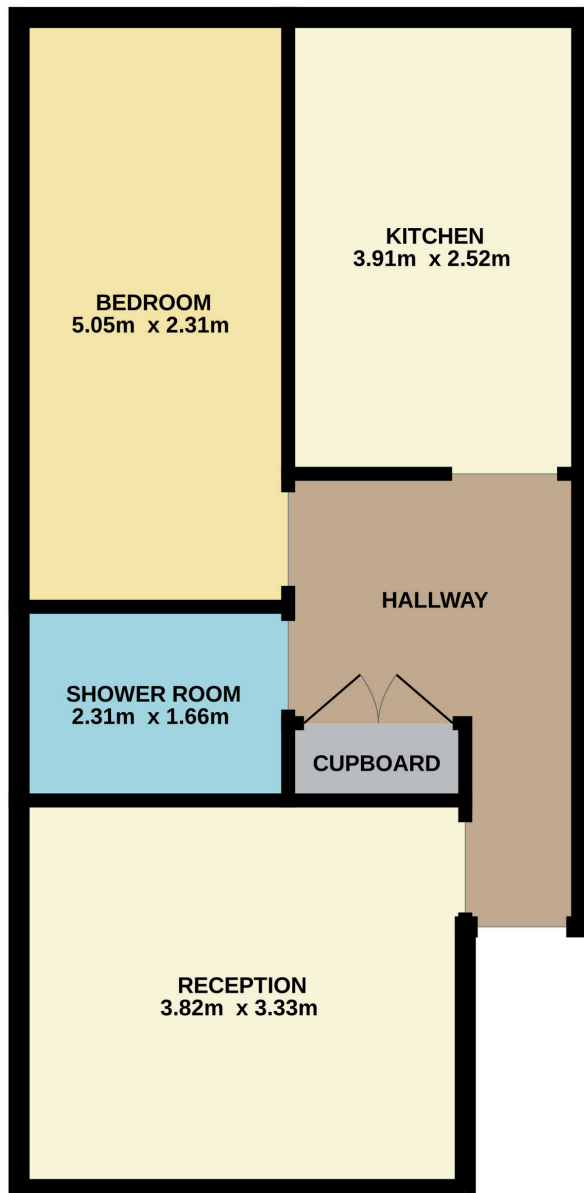
Between Haldane Avenue and Downfield Hotel.

EPC – C

HOME REPORT VALUATION - £80,000



GROUND FLOOR
46.2 sq.m. approx.



TOTAL FLOOR AREA : 46.2 sq.m. approx.

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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All measurements approximate.



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