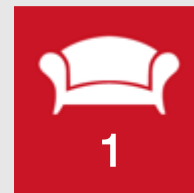


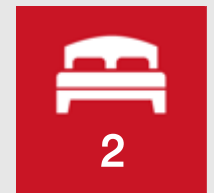


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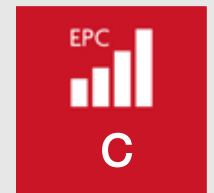
1



2



2



C



Summary

Bright ground floor main door maisonette apartment with lovely views of the River Tay and beyond. This apartment is in move-in condition and benefits from double glazing and electric heating. All white goods are included (no warranties or guarantees will be provided) and some items of furniture are available by separation negotiation. This property is in an excellent central location with the added benefit of residents parking. The accommodation is accessed on the ground floor into the entrance hall which gives access to the master bedroom with en-suite shower room and separate bathroom. A spiral staircase leads to the upper level which has the lounge, kitchen, second double bedroom. Viewing is highly recommended as this property will suit a variety of buyers. No onward chain.

Features

- Main door Maisonette
- Lounge
- Kitchen
- Two Double Bedrooms
- En-suite Shower Room
- Bathroom
- Residents only parking
- Communal Gardens
- Double Glazing
- DG & ECH. EPC C

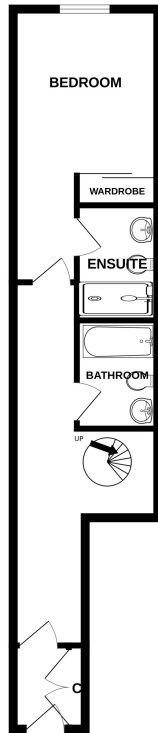
Room Measurements

Lounge: 3.03m x 4.86m (9' 11" x 15' 11")
 Kitchen: 1.73m x 4.03m (5' 8" x 13' 3")
 Bedroom 1: 3.00m x 4.17m (9' 10" x 13' 8")
 En-Suite: 1.78m x 2.09m (5' 10" x 6' 10")
 Bedroom 2: 3.03m x 4.39m (9' 11" x 14' 5")
 Bathroom: 1.78m x 2.28m (5' 10" x 7' 6")

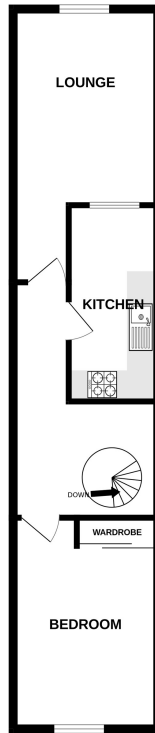


Floorplan

GROUND FLOOR



1ST 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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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