



Dundee, DD3 7NF

4D FLEMING GARDENS WEST

2 BEDROOM MID FLOOR FLAT



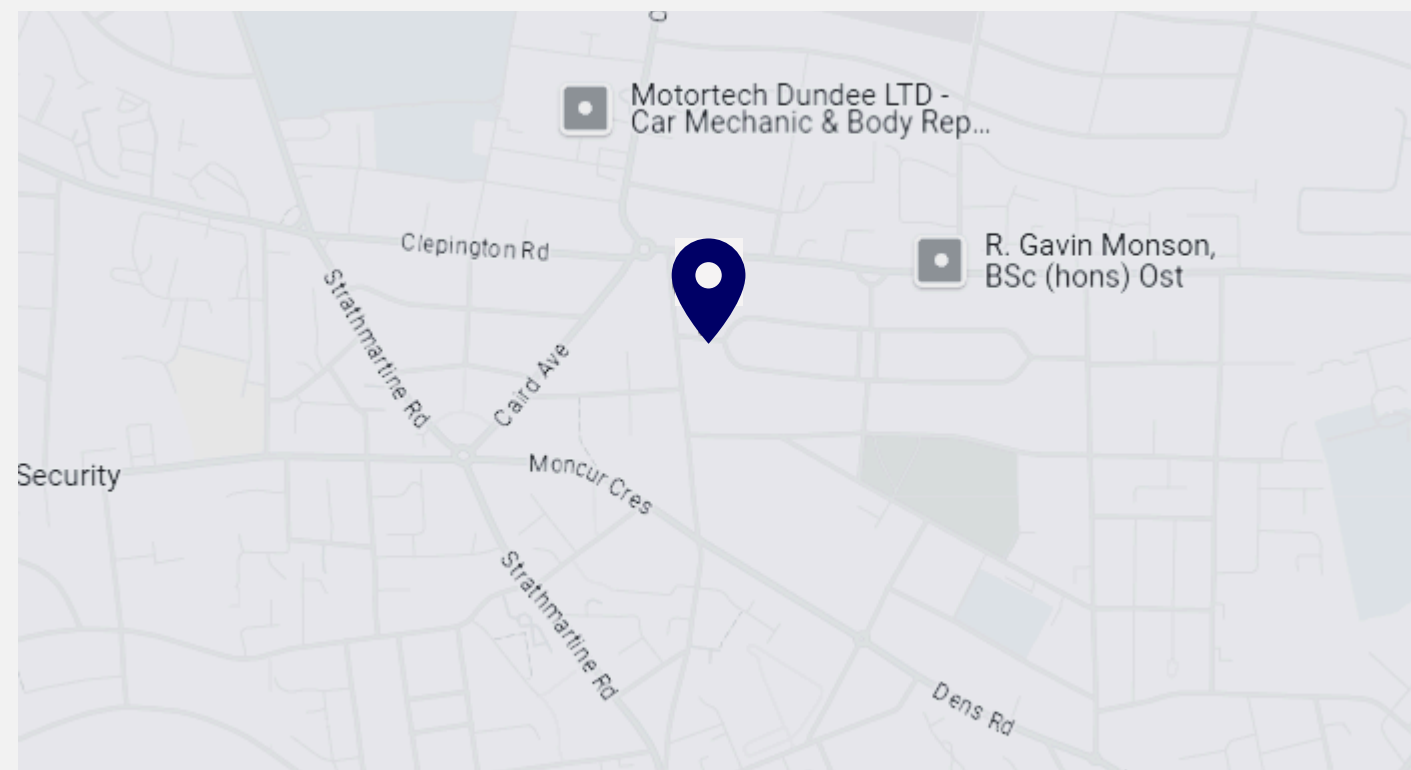
4D Fleming Gardens West, Dundee 2 BEDROOM MID FLOOR FLAT

OFFERS OVER £95,000

- Traditional Hall
- Lounge
- Kitchen
- Bathroom
- Bedroom 1
- Bedroom 2

EPC: C

CTB: A





THE PROPERTY

With its open outlook to the rear of the property these spacious flats appeal to a great many buyers due to both the internal space and the external garden areas.

Located close to many local amenities these properties offer accommodation comprise a well proportioned lounge, 2 double bedrooms, bathroom and kitchen, all accessed by a communal but well kept stairwell.

The property benefits from a recently refurbished bathroom, with mains pressure mixer shower over bath and new double glazed windows throughout. It features gas central heating, with a Worcester combination boiler.

The property is tastefully decorated throughout, with the bathroom being a particular highlight due to the recent modernisation.

AREA

Fleming Gardens and the surrounding areas have long been popular with buyers and investors. These well built properties were built originally by the local authority but many are now under private ownership. There are many local amenities nearby and the Dundee bus network is easily accessed via either Clepington Road or Dens Road. It is also possible to walk into the town centre from this location.



ACCOMMODATION

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Traditional Hall, Lounge, Kitchen, Bathroom, 2 Bedrooms

HALLWAY - With Storage

LOUNGE: APPROX 14'11" x 11'5"

KITCHEN: APPROX 12'00" x 7'7"

BATHROOM: APPROX 8'1" x 4'11"

BEDROOM 1: APPROX 12'11" x 11'5"

**BEDROOM 2: APPROX 10'4" x 10'2" - with
fitted storage**

EXTERNAL

Free and unlimited on street parking to the front of the property.

To the rear of the property are spacious mutual gardens, which are maintained by the local authority.

FLOORPLAN

FIRST FLOOR
63.0 sq.m. approx.



TOTAL FLOOR AREA: 63.0 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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HOME REPORT

The Home Report is available through the
TSPC website

VIEWING REQUESTS

Please contact the Property Department
T: 01382 201010
E: propertyreception@ross-strachan.co.uk

EXTRAS

Certain extras may be available by seperate negotiations



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