

Connelly Yeoman



**10f BANK MILL ROAD
DUNDEE DD1 5QB**

**TOP FLOOR
APARTMENT**



- Bright, spacious and well presented Top Floor Apartment
- Located within a popular residential area close to the town centre and Universities
- Modern Electric Heating and Double Glazing + Ample storage
 - Mutual Drying area to the rear of the building



OFFERS OVER

£105,000

Property Description

This most impressive, bright, spacious and well presented TOP FLOOR APARTMENT forms the top floor of a block of similar flatted properties and is ideally situated within the popular West End of Dundee, close to most central amenities and services, and within easy walking distance of both Dundee and Abertay Universities. On entering into the property, there is a welcoming Hallway with a large, shelved storage cupboard (with light), a lovely bright and very spacious Lounge (ample space for dining) with access into the well appointed Kitchen, Bathroom with shower over the bath, and two good-sized Bedrooms. There are the benefits of modern Electric Heating and Double glazed windows. Externally, to the rear of the building is a mutual rear area with drying. Overall, this attractively presented Apartment would suit a variety of buyers and early viewing is recommended to avoid disappointment.

ACCOMMODATION COMPRISING:- ENTRANCE HALLWAY, BRIGHT & SPACIOUS LOUNGE WITH DINING, KITCHEN, BATHROOM, 2 BEDROOMS.

ENTRANCE HALLWAY: Enter into the Flat into the welcoming and spacious Hallway, where there is a large, built-in shelved storage cupboard (with light) and an Electric storage heater. There is a further cupboard housing the Electric meter. Wood-effect laminate flooring. A third shelved airing cupboard housing the hot water tank.

LOUNGE: Approx. 10'10 x 17'7. A bright and spacious Lounge, with ample space for furniture settings and dining, with a front-facing window. Modern Electric storage heater. From the Lounge there is access into the Kitchen.

KITCHEN: Approx. 6'4 x 10'5. The Kitchen is fitted with base and wall mounted units, worktop surfaces incorporating a stainless steel sink with mixer tap. Included in the sale is an Electric Cooker NO WARRANTIES GIVEN THEREON. Plumbing and space for a Dishwasher and washing machine. Space for a Fridge/Freezer. Built-in shelved larder cupboard. There is a rear-facing window. Inset ceiling spotlights.



BATHROOM: Approx. 5' x 10'. Comprising a vanity unit incorporating the wash-hand basin, WC., and a bath with an over the bath Electric Shower. Partial wall tiling and wet wall panel finish areas. Opaque rear-facing window. Tiled floor.

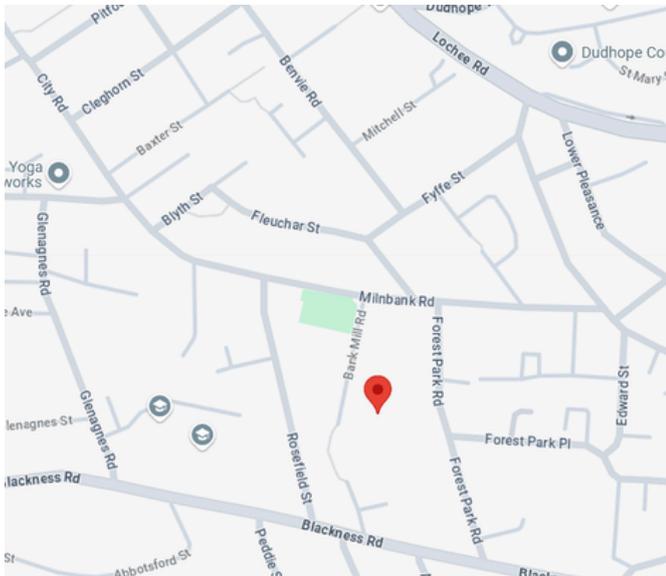
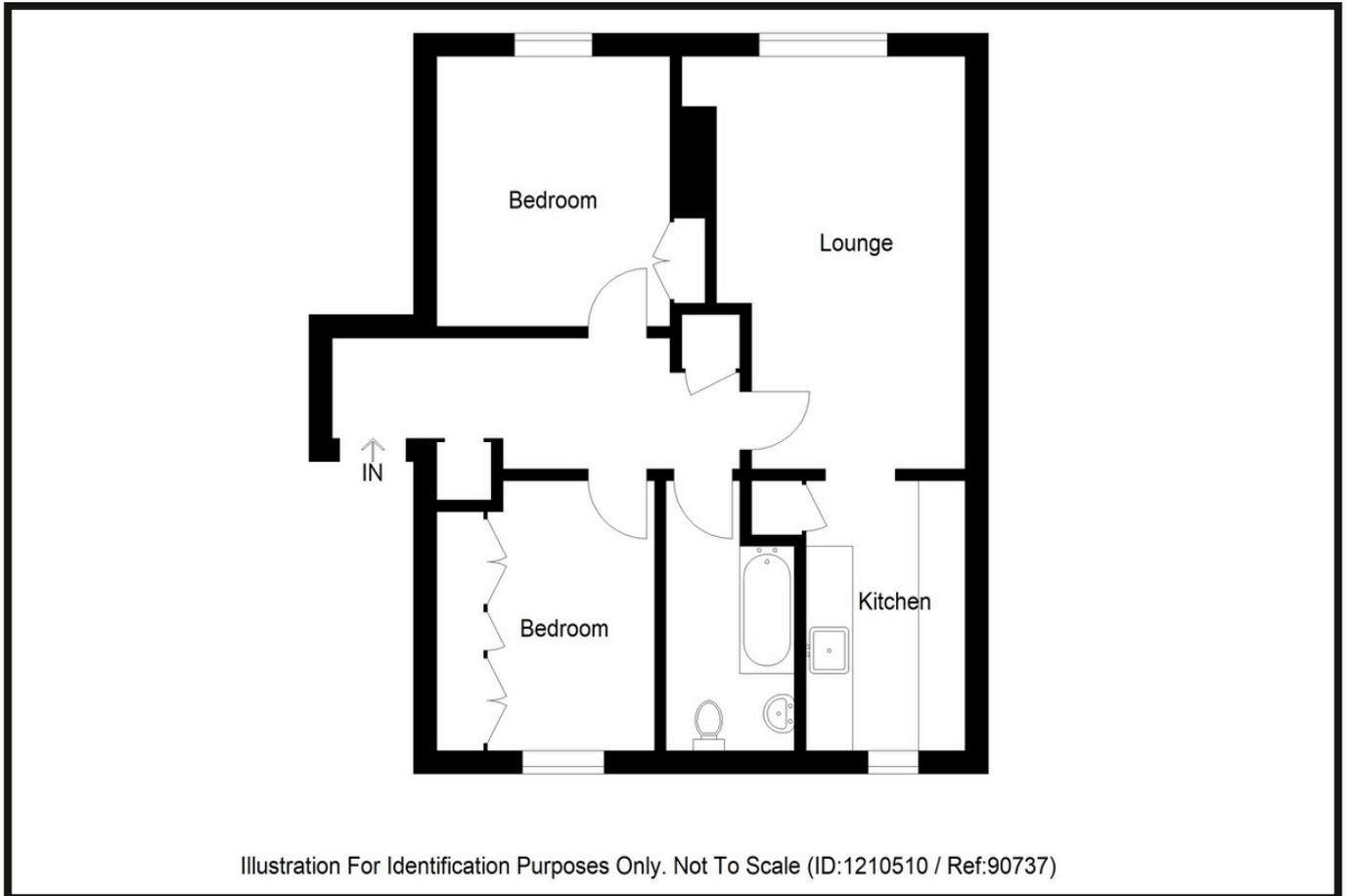
BEDROOM 2: Approx. 9'5 x 10'2. A lovely second Bedroom, with a rear-facing window and a glass front wardrobe (shelving and hanging space) along one wall, a modern Electric wall panel heater.

BEDROOM 1: Approx. 11' x 12'8. A bright and spacious main Bedroom, with a front-facing window. Built-in wardrobe with shelving and hanging space. Modern Electric wall panel heater.

EXTERNAL: To the rear of the building there is a large, mutual grassed area with mutual drying area.



Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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