

# ROBERTSON SMITH

## Solicitors and Notaries

**18B BARNES AVENUE, DUNDEE, DD4 9AF**

**GROUND FLOOR FLAT**



**OFFERS OVER £80,000.00**

Located to the north of Dundee City Centre in an established residential area close to the Kingsway, this property comprises a purpose built ground floor flat forming part of a two storey semi-detached block of flats. The property is within walking distance of many local amenities and there are excellent public transport links to Dundee City Centre close by. The accommodation would benefit from a degree of modernisation and comprises Entrance Hall, Lounge, two Bedrooms, Kitchen and Bathroom. To the front of the property a small area of ground belonging exclusively to the property, while to the rear of the building there is a large mutual drying green beyond which lies an area of garden ground in the ownership of this property. On street parking is available opposite the property.

Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB

Telephone: 01382 226602

Fax: 01382 322884

## ACCOMMODATION

**Entrance:** Access is gained by way of a secure entry door system which leads into a well maintained common close. A solid wood door provides access to the Inner Hall of the property.

**Inner Hall:** The Hall provides access to all rooms within the flat. Carpet. Storage heater. Security entry phone.

**Lounge:** (4.39m (at widest) x 3.3m approx.)  
This bright spacious room is located to the front of the property. An electric fire with wooden mantel provides a focal point to the room. Partly shelved walk-in cupboard housing hot water tank. Storage heater.

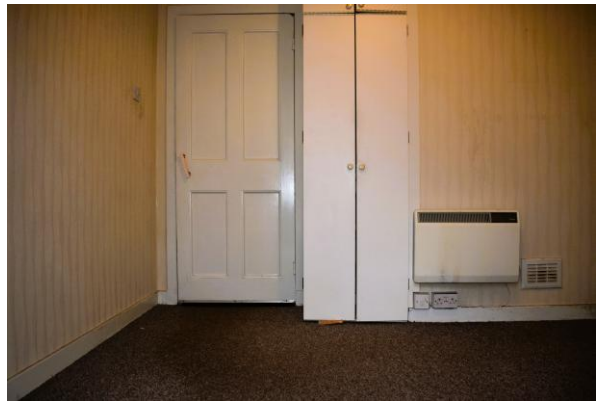


**Bedroom 1:** (3.3m (at widest) x 2.93m approx.)  
This is a good size double bedroom and is located to the front of the property. Carpet. Electric heater. Venetian blinds.



**Bedroom 2:** (3.1m x 2.97m approx.)

Located to the rear of the property is another good sized double bedroom with built-in shelved storage cupboard. Carpet. Electric heater. Venetian blinds.



**Kitchen:** (3.77m x 1.65m approx.)

Located to the rear of the property, this room has been fitted with floor and wall mounted units. Slot-in electric cooker. Space for fridge/freezer. Stainless steel sink unit with drainer and mixer tap. Plumbed for washing machine. Vinyl flooring. Electric heater. The washing machine and fridge/freezer are included in the sale



**Bathroom:** (2.42m x 1.47m approx.)

Located to the rear of the building this room features a white three piece suite comprising WC, wash hand basin and bath with Triton electric shower over the bath, shower rail and curtain. Tiled splashback. Vinyl flooring. Vanity mirror. Electric heater.





**How to get there:**

Travelling west along the Kingsway, turn left into Graham Street then take the second turning on the right into Barnes Avenue. Number 18 is located on the left hand side of the street.

**Home Report:**

To access the home report for this property go to <https://homereports.survpoint.co.uk/y1dqe0d6cp>

Alternatively, contact Robertson Smith, Solicitors Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB (Telephone 01382 226602)

**EPC Rating: D**

**Viewing:** Telephone the owner on 07732 646 996 or alternatively, contact Robertson Smith, Solicitors, Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB (Telephone 01382 226602) with whom all notes of interest and offers should be lodged.

**Disclaimers:**

**Note, all measurement have been taken by a sonic tape measure and therefore may be subject to a small margin of error. While we believe the above details to be correct, no warranty is given and any potential purchaser should satisfy themselves as to the accuracy of the measurements.**

**While these particulars are believed to be correct and are given in good faith, they are not warranted and any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or any part thereof and all measurements are approximate.**