



MICHAEL A. BROWN

— *Solicitors & Estate Agents* —



3B Marryat Street, Dundee DD3 8AL

Offers over **£85,000**



- Ground Floor Flat
- Corner Location
- South West Aspect
- Front Garden
- External Wall Insulation
- Lounge
- Kitchen
- 2 Double Bedrooms
- Shower Room
- GCH; DG ; Entry Phone

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This attractive GROUND FLOOR FLAT forms part of a well maintained traditional block of flats with external wall insulation and a secure close entry phone system. The lounge has double french patio doors which open out onto the south west facing front garden. There is combi gas central heating and double glazed windows. The property is situated off Caird Avenue near to Coldsidie with numerous shops and other facilities and also easy access by bus into the city centre.

ENTRANCE HALL

Laminate flooring. Storage cupboard. Entry phone.

LOUNGE

A spacious lounge with double patio doors leading out onto the partly paved and lawn front garden. Electric wall fire. Recessed ceiling downlights.

KITCHEN

Fitted with light oak wall and base units and granite effect worktops. Slot in electric cooker. Inset stainless steel sink with drainer and mixer tap. Automatic washing machine and tumble dryer. Upright fridge freezer. Wall mounted gas combi boiler. Wall mounted fan heater. Window overlooks front garden.

DOUBLE BEDROOM

Built in triple wardrobes with mirror sliding doors. Window overlooks the rear area.

DOUBLE BEDROOM

Freestanding light oak wardrobe and matching units. Storage cupboard. Window overlooks front garden.

SHOWER ROOM

Full wet walling and vinyl tiled flooring. Vanity unit with inset wash hand basin. Separate toilet. Corner shower compartment with Mira electric instant shower. Recessed ceiling downlights. Opaque window. Extractor fan. Chrome towel radiator.

FRONT GARDEN

Private front garden enclosed by railings and hedging. Laid out with large lawn and paved patio with south and west aspects.

REAR AREA

Large mutual grass drying area.

EXTRAS

Included are all fitted carpets, blinds, light fittings and kitchen appliances.

LOCATION

Between Caird Avenue and Provost Road.

EPC – C

HOME REPORT VALUATION - £85,000





These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.



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