



7-9 South Tay Street,
Dundee, DD1 1NU
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82F Baltharhno Road, Dundee, DD2 4RA
Offers Over £67,000

Accommodation: - Hallway, Lounge, Kitchen, Two Double Bedrooms, Bathroom & Mutual Drying Green.

Situated in a popular location to the northwest of the city, this bright, top floor apartment is in good decorative order. The property benefits from well-proportioned accommodation and includes spacious lounge, two good sized bedrooms, kitchen, family bathroom and newly fitted carpets throughout.

Ideally placed for easy access to Ninewells Hospital and Dundee City Centre. It is also well placed for local amenities including schools, shops, restaurants and bus services.

Viewing is highly recommended to appreciate this excellent home on offer.

Hallway

Entering through hardwood front door into hallway providing access to other accommodation, walk-in shelved cupboard providing storage space, spotlight fittings, radiator, carpeted.

Lounge (13'4 x 12'5)

Bright, spacious lounge with large double window to front, pendant light fitting, radiator, carpeted.

Kitchen (9'8 x 7'2)

Well-proportioned kitchen with ample wall and base units, coordinating work top surfaces, stainless steel sink and drainer, integrated electric hob, over and cooker hood, light fitting, vinyl flooring.

Bedroom 1 (13'1 x 9'8)

Bright, spacious double bedroom with two windows providing dual aspect, radiator, pendant light fitting, carpeted.

Bedroom 2 (13'7 x 8'8)

Good sized second double bedroom with window to front of property, radiator, pendant light fitting, carpeted.

Bathroom (3'6 x 2'6)

Fully tiled and wet-walled family bathroom with three-piece white suite comprising wash hand basin, w.c., bath with electric shower over, shower screen, pendant light fitting, window, radiator, vinyl flooring.

Outside

Mutual drying green to rear.

Viewings

By Appointment. Please contact Solicitors on 01382 204625 or Owner on 07776 296 983.

EPC Rating – C

Home Report Available at – <https://app.onesurvey.org/Pdf/HomeReport?q=4b90AiKpgWeOSFg9HuiCrg%3d%3d>

All measurements are approximate

Whilst these particulars are believed to be correct and are given in good faith, they are not warranted and any prospective purchasers must satisfy themselves as to the accuracy thereof. These particulars do not constitute part of an offer or contract of sale. All dimensions are approximate only. Prospective purchasers should note that their interest in the property must be communicated to and noted by the selling agents to ensure that they are informed of any closing date for offers. The sellers retain the right to sell or withdraw the property at any time. ** Please note that the sellers will provide no warranty or guarantees in relation to the property.



