



MICHAEL A. BROWN

— *Solicitors & Estate Agents* —



2D Lambs Lane, Victoria Road, Dundee, DD3 7BN

Offers Around **£115,000**



- Second Floor Flat
- Recently Fully Modernised
- Move in Condition
- Spacious Accommodation
- Panoramic River Views
- Enclosed Mutual Rear Gardens
- Spacious Lounge/Dining
- Quality Kitchen
- 2 Double Bedrooms
- Quality Bathroom
- GCH;DG;Security Entry
- Internal Wall Insulation

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This very large and stunning SECOND FLOOR FLAT forms part of a substantial and well maintained Victorian tenement situated on the corner with Victoria Road enjoys spectacular and panoramic views over the City and onwards to the River Tay and the Fife hills beyond. The flat has been recently and fully renovated and upgraded to include internal wall insulation, electrical rewired, combi gas central heating and replacement UPVC double glazed windows and new internal oak doors. There is a large and quality fitted dining kitchen and quality fitted bathroom with shower over the bath. At the rear is a well maintained and enclosed mutual garden and access onto Lambs Lane with on street car parking and a 10 minute walk into the City Centre and Abertay University.

MUTUAL ENTRANCE

Rear close entry off Lambs Lane with security entry phone system. A well maintained stairwell.

ENTRANCE HALL

Large walk in storage cupboard. Oak effect click laminate flooring. Ceiling downlights.

LOUNGE

A spacious corner lounge with large south facing windows affording spectacular views over the City in two directions. Ornate fireplace with tiled inset hearth. Decommissioned log burner stove. Solid Oak flooring.

DINING KITCHEN

A large quality fitted kitchen with fitted dining area with 4 chairs. Light oak wall and base units and slate effect worktops. Inset stainless steel gas hob with splash back and stainless steel filter hood. Integrated oven, microwave and fridge freezer. Slot in automatic dishwasher. Wall mounted Worcester combi gas boiler. Slate effect laminate flooring. Adjoining alcove with worktop, storage units and wine bottle cooler below and plumbed and space for automatic washing machine.

DOUBLE BEDROOM

A spacious double bedroom with built in double wardrobes with mirror sliding doors. Large window affording views over the City and the River Tay.

DOUBLE BEDROOM

A free standing oak finish triple wardrobes. Side window with part views over the City.

BATHROOM

Fitted with quality white three piece suite. Electric instant shower over bath with glazed shower screen. Tiled around bath area. Recessed downlights. Vinyl flooring. Opaque window. Extractor fan. Chrome towel radiator.

OUTSIDE

A gate leads off Lambs Lane into the enclosed mutual garden area. Enclosed grass area.

EXTRAS

Included are all integrated kitchen appliances, dishwasher. All the furniture in the flat are also included free of charge.

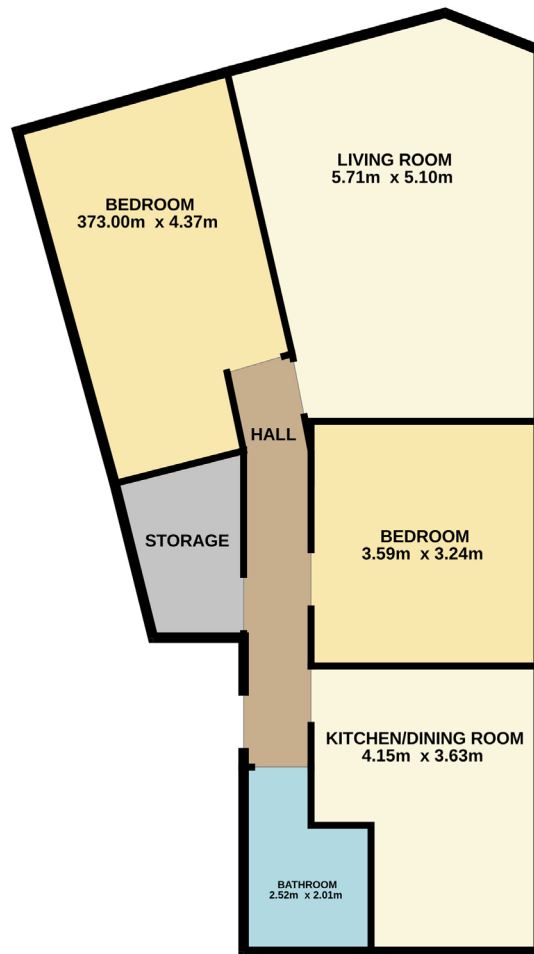
LOCATION

On Alexander Street turn down Hill Bank Road/Cotton Road and into Lambs Lane.

EPC – B

HOME REPORT VALUATION - £120,000





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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