



MICHAEL A. BROWN

— *Solicitors & Estate Agents* —



45 Dee Gardens, Dundee, DD2 4JE

Offers Over **£80,000**



- Top Floor Flat
- Open Aspects
- Well Maintained Block
- Secure Entry System
- Near Ninewells Hospital
- Lounge
- Kitchen Dinette
- 2 Double Bedrooms
- Bathroom with Showerå
- Combi GCH; UPVC DG

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01382 204242
property@michaelabrown.co.uk

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This modernised TOP FLOOR FLAT enjoys open aspects in a well maintained block of flats within 10 minutes walking distance of Ninewells Hospital. The flat benefits from combi gas central heating, replacement UPVC double glazed windows and a close entry phone system. There is on street car parking outside the property and well maintained open grass areas.

ENTRANCE HALL

Large storage cupboard. Double cloaks cupboard. Beech laminate flooring. Entry phone.

LOUNGE

A comfortable lounge with south and east facing windows with open aspects.

KITCHEN/DINETTE

Fully fitted with beech finish wall and base units and slate effect worktops. Splash back tiling. Integrated stainless steel electric hob, oven and concealed filter hood. Upright fridge freezer. Microwave oven. Inset stainless steel sink with drainer and mixer tap. Wall mounted Worcester combi gas boiler. Beech laminate flooring. Space for dining table and chairs. Window with open aspect.

BATHROOM

Part wall tiling and wet wall. White three piece suite. Instant shower over bath with glazed shower screen. Tile effect vinyl flooring. Opaque window.

DOUBLE BEDROOM

Window with open aspect.

DOUBLE BEDROOM

Window with open aspect. Free standing oak wardrobe and chest of drawers.

EXTRAS

Included are all kitchen appliances and bedroom furniture.

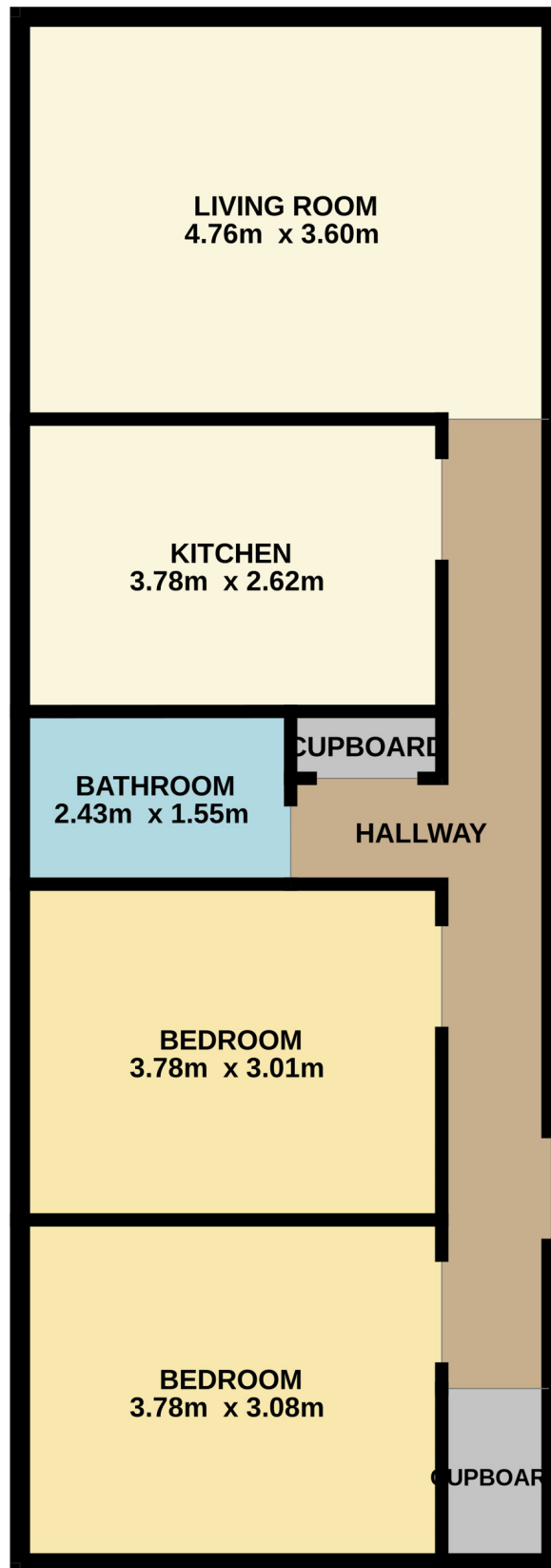
LOCATION

Off Charleston Drive.

EPC – D

HOME REPORT VALUATION - £82,000





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



MICHAEL A. BROWN
— Solicitors & Estate Agents —

17 South Tay Street, Dundee DD1 1NR (DXDD135)

Telephone: 01382 204242

Email: law@michaelabrown.co.uk

property@michaelabrown.co.uk