

# ROBERTSON SMITH

Solicitors and Notaries

**4 BRIGHT STREET, LOCHEE, DUNDEE, DD2 3DE**

**SECOND FLOOR FLAT**



**FIXED PRICE £48,000.00**

Situated close to the centre of Lochee, this well proportioned second floor flat is within walking distance of a full range of local amenities and services with the additional amenities and facilities of Dundee City Centre just a short bus journey away. The accommodation, which is in walk-in condition, comprises Security Entry, Hall, Lounge/Kitchen, Bedroom and Bathroom. The property benefits from full double glazing and gas central heating.

The property would make an ideal starter flat or an excellent buy-to-let investment.

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

Telephone: 01382 226602

Fax: 01382 322884

## ACCOMMODATION

The block is accessed by a security entry phone system. A mutual stair and close leads to the second floor landing. The flat is the righthand flat as you stand at the top of the stairs. The property is accessed by way of a wooden door which leads to the Inner Hall.

**Entrance Hall:** Provides access to all accommodation. Carpeted flooring. Radiator. Security entry phone.

**Lounge:** (4.42m x 4.06m approx.)  
This bright east facing room enjoys an open feature to the kitchen. The Lounge area is carpeted and features a shelved alcove, decorative cornice and ceiling rose. Cupboard. Radiator.



**Kitchen Area:** (2.77m x 1.15m approx.)  
Open plan to the Lounge this area has been fitted with white modern units with matching worktops. Stainless steel sink with mixer tap and drainer. The walls have been tiled in this area to splashback height. The integral units include electric hob and over with extractor hood above. Plumbed for washing machine. Space for fridge freezer. Laminate flooring.



**Bedroom:**

(3.78m x 2.78m approx.)

Located to the rear of the building is this good sized double Bedroom. Carpet. Radiator. Shelved alcove. Alcove housing gas central heating boiler and gas meter.



**Bathroom:**

(2.28m x 1.67m approx.)

This room features a white three piece suite comprising WC, wash hand basin and bath with electric shower over the bath. Shower rail and curtain. Medicine cabinet. Laminate flooring. Radiator.



**Viewing:**

Telephone the owner on 07764612678.

Alternatively contact Robertson Smith, Solicitors, Unit L, Charles Bowman Avenue, Dundee, DD4 9UB (Telephone 01382 226602) with whom all notes of interest and offers should be lodged.

**Home Report:** To access the Home Report for this property go to <https://app.onesurvey.org/Pdf/HomeReport?q=YP4ifm06xJY1oOYQDFWafA%3d%3d>

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

**EPC Rating:** C

**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.**