

RICHMOND & Co.

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70B CASTLE STREET, BROUGHTY FERRY, DUNDEE DD5 2EJ

Three bedroom main door ground floor flat

Double Glazing

Gas Central Heating

Newly refurbished

Prime location

Early viewing highly recommended

Price: Offers over £190,000

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

PARTICULARS OF SALE OF 70B CASTLE STREET, BROUGHTY FERRY, DUNDEE

Hallway:

L-shaped hallway. Cupboard providing cloakroom facility. Large walk in cupboard with light. Spotlights. Radiator. Hatch to bathroom extractor fan mechanism. Ample power points.

Lounge:

Approx. 13'9" x 13'9". Spotlights. Radiator. Ample power points.



Kitchen:

Approx. 13'7" x 10'4". Fully fitted kitchen with champagne gloss effect units. Integrated gas hob, electric oven and extractor hood. Under cupboard lighting. Plumbed for automatic washing machine. Boiler. Ample power points.



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Bedroom 1 (with en-suite):

Approx. 14'9" x 11'3". Double fitted wardrobe with mirror doors. Shelved cupboard. Spotlights. Radiator. Ample power points. **En-suite** comprising white wc and wash hand basin set in vanity unit. Shower cubicle with Mira electric shower. Heated Towel rail. Fully tiled. Centre light. Extractor fan.



Bedroom 2:

Approx. 11'5" x 10'11". Cupboard with wardrobe facility and shelves. Spotlights. Radiator. Ample power points.



Bedroom 3:

Approx. 13'4" x 11'11". Double fitted wardrobe with mirror doors. Cupboard housing how water tank with light. Spotlights. Radiator. Ample power points.

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Bathroom:

Four piece bathroom suite incorporating white wc, wash hand basin and bath and corner shower cubicle with mains shower. Fully tiled. Heated towel rail. Spotlights. Radiator. UPVC ceiling. Linen cupboard with light.



Outside:

Communal area to rear.

Viewing:

By appointment through Seller on 07836 371 274 or through Solicitors on 01382 201964.

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