

ROSS STRACHAN & CO
Solicitors & Estate Agents



Dundee, DD3 8AH
2/R, 54 Provost Road
2 BEDROOM MID FLOOR FLAT



2 Bedroom Mid Floor Flat

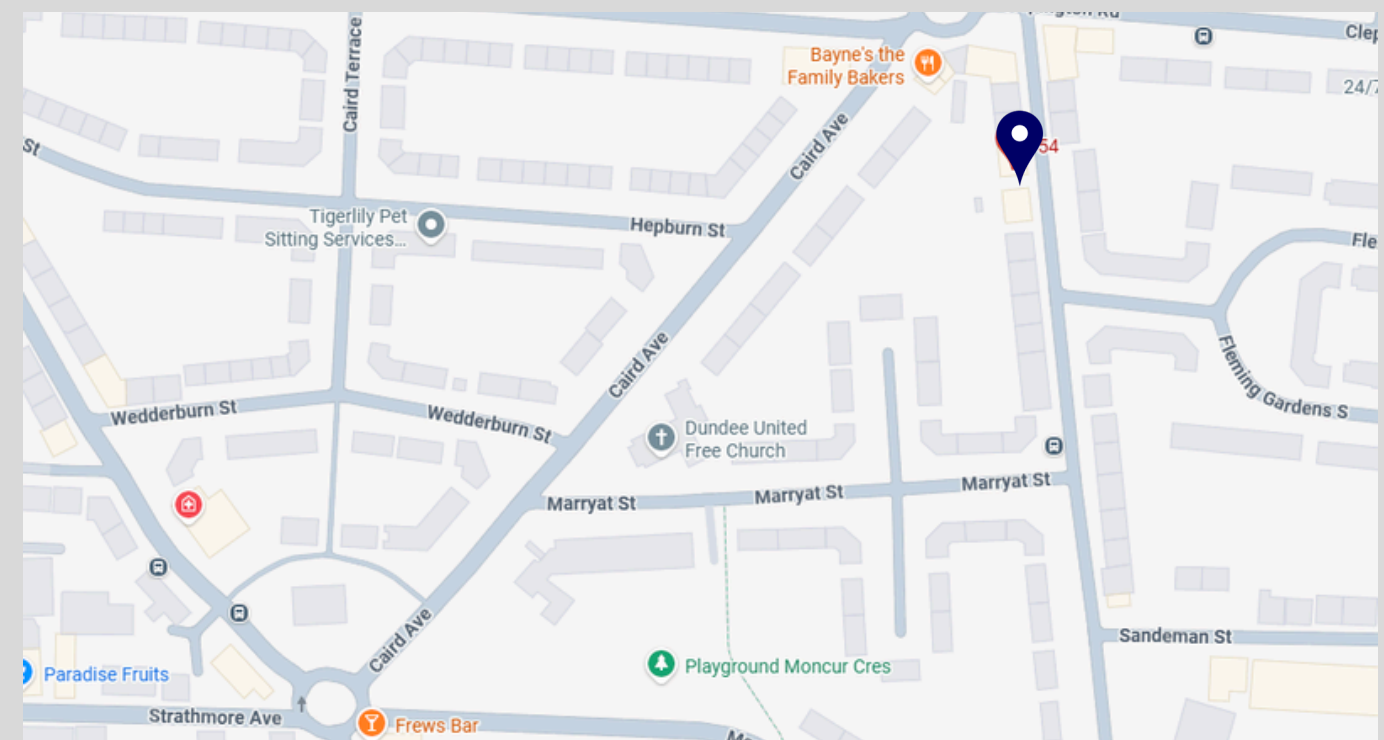
HOME REPORT VALUE - £60,000

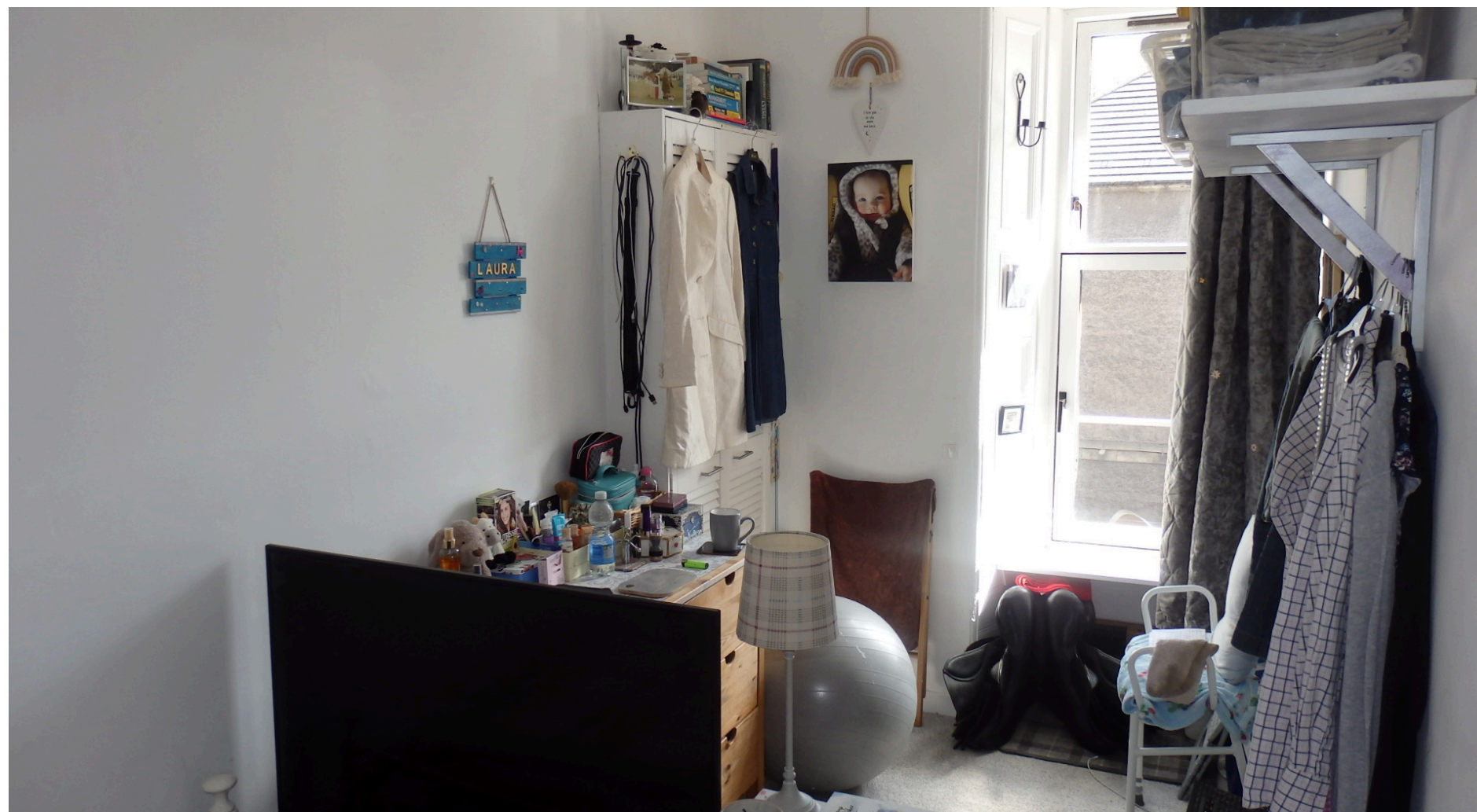
OFFERS OVER - £60,000

- Lounge
- Kitchen
- Bathroom
- 2 Bedrooms
- Double Glazing
- Communal Gardens
- Investment Opportunity

EPC: D

CTB: A





THE PROPERTY

This would make the ideal purchase for first time buyers or investors. This two bedroom property offers buyers a chance to enter the market or expand their portfolio at an attractive price point.

The property is located within a traditional tenement building but with well maintained rear gardens and an open outlook towards The Law, offers just a little bit more.

On entering the flat via the traditional hallway both bedrooms lie to the front of the property, whilst the lounge, kitchen and bathroom lie towards the rear.

The property is double glazed throughout and would make an ideal starter property, with the possibility of renting the second bedroom out or using it as a home office, as the current owner does. For investors, rents of £700 to £750 pcm for two bedroom flats in this area would offer a yield of around 15%, far exceeding the Dundee average.



ACCOMMODATION

INTERNAL

- Traditional Hall
- Lounge - 15'00" x 10'9"
- Kitchen - 6'7" x 5'6"
- Bedroom - 14'6" x 6'7"
- Bedroom - 10'8" x 6'7"
- Bathroom - 6'6" x 5'2"

EXTERNAL

- Communal rear Gardens
 - Ample on street Parking
-

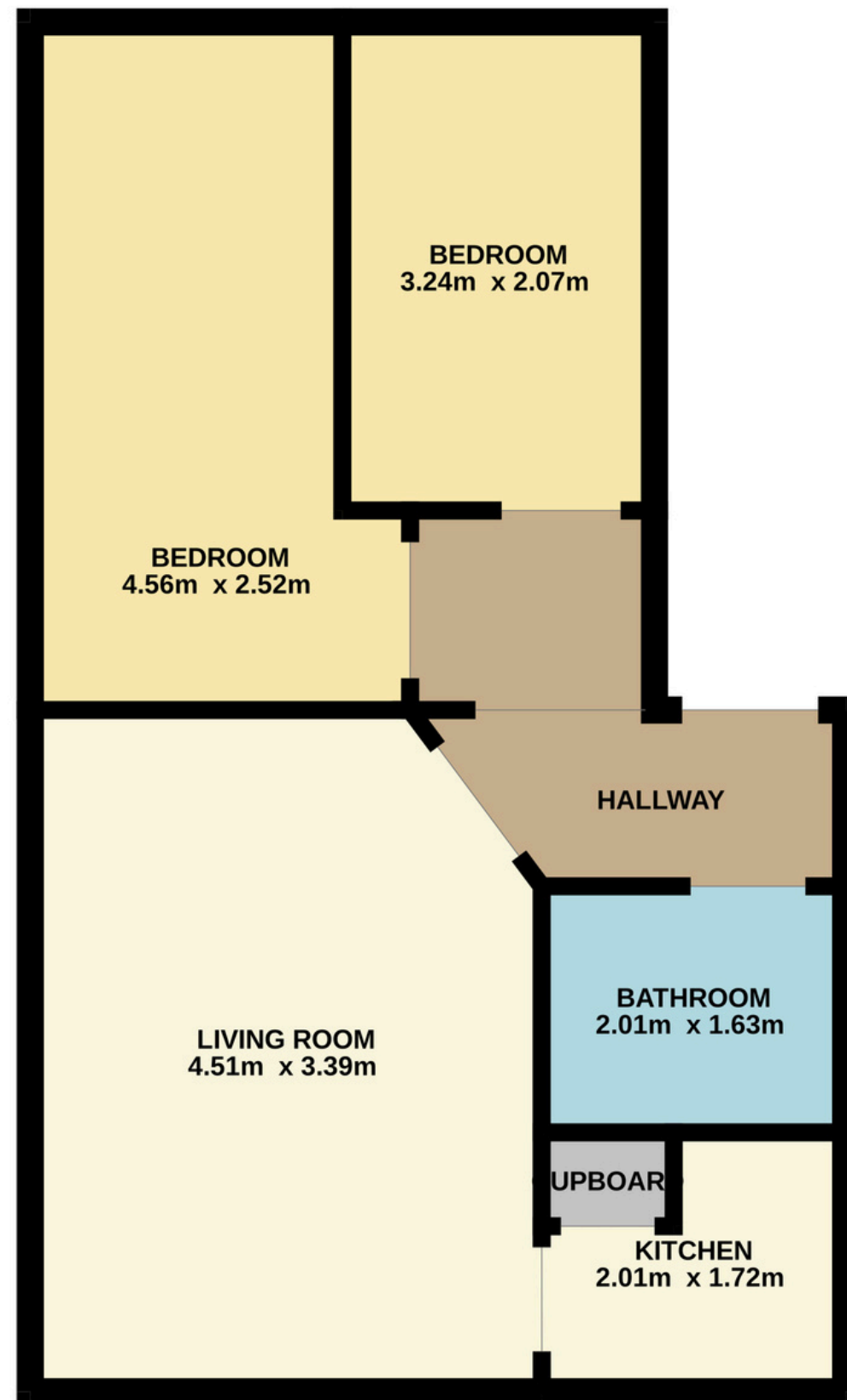


THE PROPERTY

The communal garden to the rear of the flat is well maintained and from the rear of the property you are offered an open outlook towards The Law.

Provost Road in Dundee offers a mix of tenement buildings and lower rise properties, close to amenities on Clepington Road, including a small supermarket, and busses to Dundee city centre.

FLOORPLAN



HOME REPORT

The Home Report is available through the TSPC website

VIEWING REQUESTS

Contact details below to arrange a viewing:

Property Department

Tel : 01382201010

Email : propertyreception@ross-strachan.co.uk

EXTRAS

Certain extras may be available by separate negotiations

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