



**MICHAEL A. BROWN**  
— Solicitors & Estate Agents —



## 1 Pitfour Street, Dundee, DD2 2NT

Offers over **£40,000**



- Ground Floor Flat
- Studio Flat
- Near City Road
- Rear Mutual Area
- Living/Bedroom
- Kitchen
- Bathroom
- Double Glazing

This GROUND FLOOR STUDIO FLAT is situated in a traditional stone built tenement close to City Road. The flat benefits from double glazing but would benefit from internal upgrading and this has been reflected in the asking price. Balgay Park, Blackness Road and excellent bus services are all within short walking distance.

### **ENTRANCE HALL**

Ground floor front entrance door. Storage cupboard

### **LOUNGE/BEDROOM**

Window overlooks the street.

### **KITCHEN**

Fitted with cream finish wall and base units with complementary worktops. Tiled splash back. Inset stainless steel sink with drainer and mixer tap. Plumbed for automatic washing machine. Electric cooker point. Large storage cupboard. Window overlooks the rear mutual garden.

### **BATHROOM**

White three piece suite. Electric shower over bath. Vinyl flooring.

### **OUTSIDE**

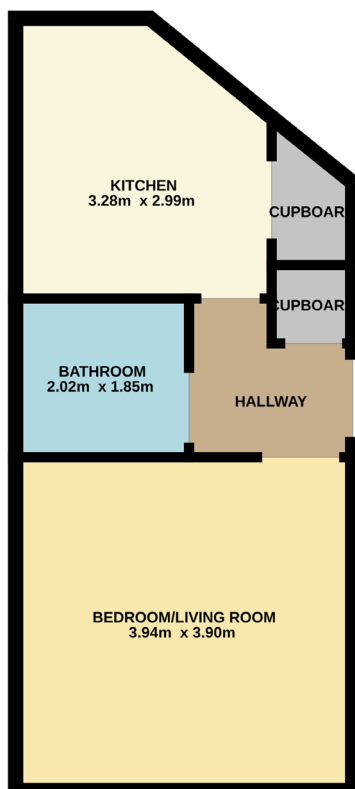
Rear mutual garden area.

### **LOCATION**

On the corner of Pitfour Street and City Road.

### **EPC – E**

**Home Report Valuation - £40,000**



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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