



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE
AGENTS

12-14 Maule Street, Monifieth
Angus, DD5 4JN

t.01382 539313 f.0845 643 1609

e.info@legaleagles.tv w.legaleagles.tv



www.legaleagles.tv

2 Bedroomed Flat

GF/R, 188 Lochee Road, Dundee, DD2 2NF

Offers Over £90,000

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2 Bedroomed Flat

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Situated within a popular residential area of Dundee, this well presented ground floor apartment is offered in move-in condition. The accommodation comprises of a spacious lounge, a well-appointed galley kitchen, two double bedrooms and bathroom. Externally, residents can enjoy a communal garden to the rear, while on-street parking is available to the front of the property. Further features include secure entry system, well maintained communal close, spacious rooms and modern kitchen.

Ideally located, the apartment offers easy access to a wide range of local amenities, including Dundee's vibrant city centre, both universities, and Ninewells Hospital, making it an excellent choice for first-time buyers, professionals, or investors.

Entranced Hall:

Accessed via a solid wooden security door from a well-maintained communal hallway, the bright and welcoming entrance hall gives access all rooms.

Lounge/ Dining:

A spacious and well-proportioned lounge with traditional features. The living space is flooded with natural light from the large bay window overlooking the front of the home.

Kitchen:

The modern galleried kitchen provides storage by a good range of wall and floor cabinets with complimentary wood effect worktop and splash back.

Bedroom 1:

Bright and airy double bedroom with views over the communal garden and built in cupboard that houses the combi boiler.

Bedroom 2:

Overlooking the front of the property, this double bedroom also benefits from built in storage.

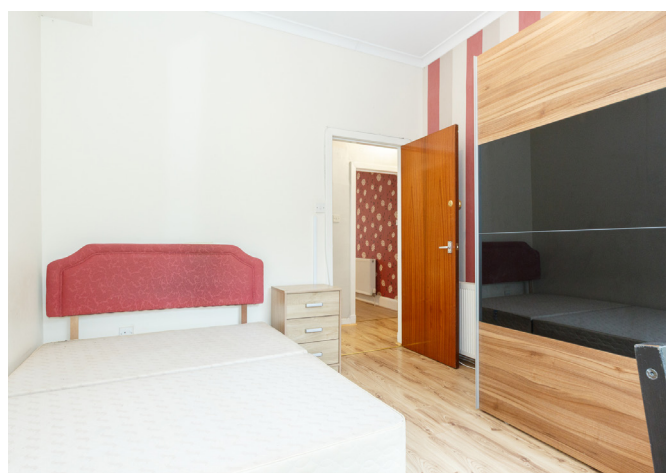
Bathroom:

Modern, fully tiled bathroom comprising of a wash hand basin, w.c and bath with with overhead shower within.

- **Ground Floor**
- **Popular residential Area Location**
- **Ideal for City centre, Universities & Ninewells**
- **Generous Sized, Bright Lounge**
- **Modern Galleried Kitchen**
- **Two Double Bedrooms**
- **Bathroom**
- **Secure Entry System**
- **Communal Garden**
- **On Street Parking**





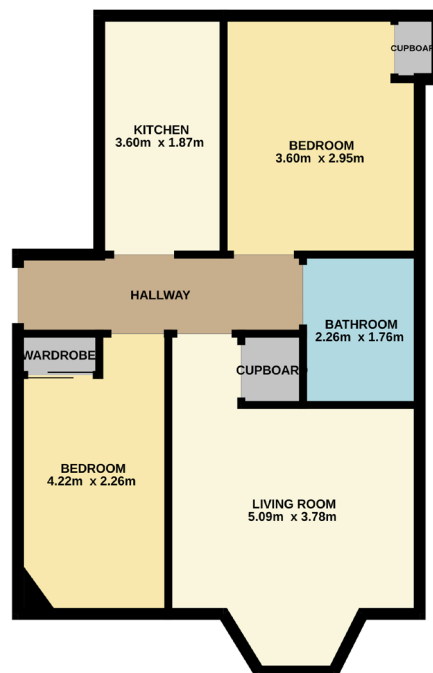


t: 01382 539 313





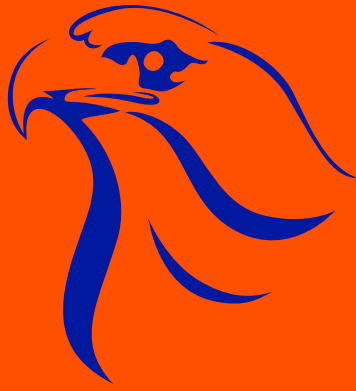
GROUND FLOOR
51.6 sq.m. approx.



TOTAL FLOOR AREA : 51.6 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council tax band:

B (Dundee City Council July 26).

EPC:

C

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

Deposit Required:

You will be required to place a £1000 good will non-refundable deposit with the estate agents when you decide you intend to purchase this unit, the deposit will be fully refundable to you if the seller for any reason withdraws from the sale, should you withdraw from the purchase the deposit will not be returned to you.

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Tel: **01382 539 313** Email: viewingstobook@gmail.com
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Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
Registered office: 12-14 Maule Street, Monifieth, Angus DD5 4JN

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