



**MML Law**

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**01382 206000 DUNDEE CITY | ANGUS | FIFE**

58A Peddie Street, Dundee, DD1 5LY

Offers Over  
£65,000



***"Spacious Ground Floor Flat"***

Accommodation: Entrance Hallway, Lounge with Kitchenette Off, Double Bedroom & Bathroom. Gas Central Heating & Double Glazing, Mutual Garden Ground to Rear.



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# 58A Peddie Street, Dundee, DD1 5LY

## Description

Excellent opportunity to purchase this bright Ground Floor Flat situated in a popular area of Dundee. The property forms part of a well maintained tenement block of eight flats. Conveniently located for amenities, shops, social and bus routes. Dundee City Centre and Universities are only a short distance away and Ninewells Hospital and Dundee Technolpgy Park are within easy reach.

Accommodation comprises of:- reception hall, spacious lounge with kitchenette off, large double bedroom and three piece bathroom.

The property benefits from gas central heating throughout and double glazing.

This would be an excellent opportunity for the first time purchaser, buy-to-let sector or investors.

## Outside

To the rear there is mutual garden grounds with communal drying area.

## Area

Peddie Street is situated on Corso Street and is within walking distance of Dundee City Centre, Universities and the renowned V & A. Providing easy access to the M90 for commuting to Perth, Edinburgh and Glasgow. There is excellent public transport links available to all parts of the city and beyond.



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## Viewing

By appointment through Solicitors on 01382 206000 or alternatively for evenings and weekends telephone 07800 993630.

## Home Report

Contact Solicitor for a Copy of the Home Report.

## Accommodation

|                    |          |
|--------------------|----------|
| Lounge/Kitchenette | 10'10"   |
| Bedroom            | 11'8"    |
| Bathroom           | 7' 6'10" |



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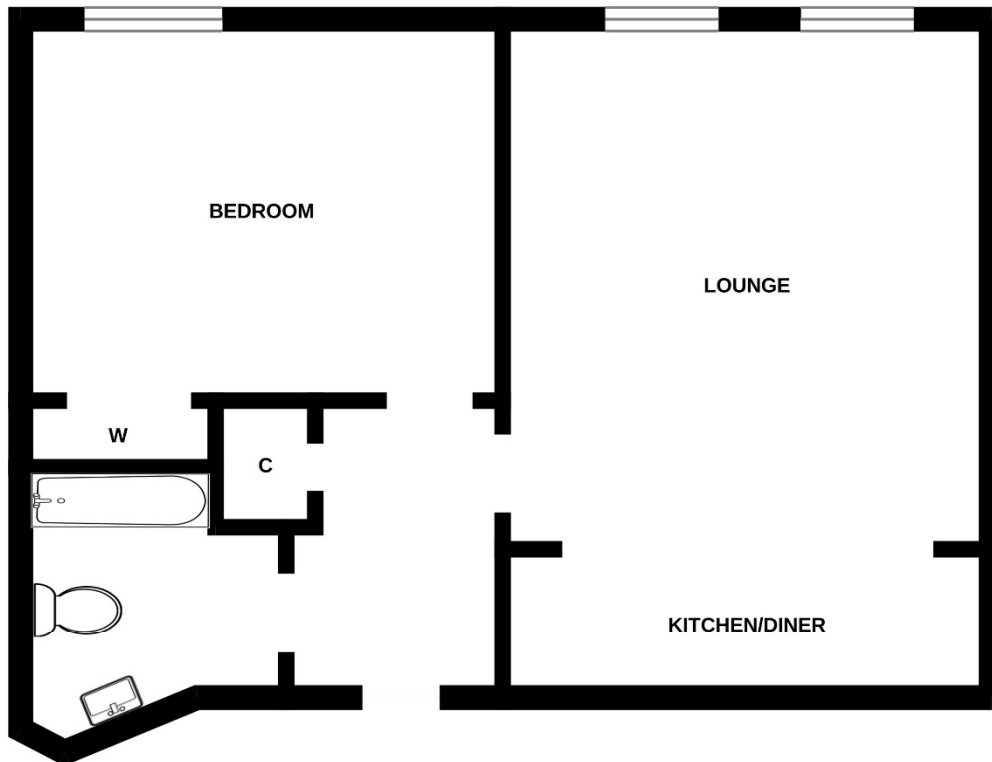


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## GROUND FLOOR



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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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