



MICHAEL A. BROWN

— Solicitors & Estate Agents —



Flat 1/1, 2 Forester Street, Dundee, DD1 1LZ

Offers over **£75,000**



- First Floor Flat
- City Centre Location
- Off Ward Road
- Quiet Quadrangle
- Requires Modernisation
- Lounge
- 2 Bedrooms
- Kitchen
- Shower Room
- UPVC DG; Secure entry

This FIRST FLOOR FLAT is situated in a well maintained traditional stone built tenement in a quiet quadrangle off Ward Road near the city centre. Conveniently located for many retail, leisure and entertainment facilities and also Abertay and Dundee Universities. The flat benefits from replacement UPVC double glazed windows and a secure entry phone system. But requires internal modernisation and upgrading.

ENTRANCE HALL

Secure entry phone.

LOUNGE

A spacious lounge with large windows which overlook Forster Street. Alcove display. Laminate flooring.

KITCHEN

Fitted with cream finish wall and base units and granite effect worktops. Inset stainless steel sink with drainer and taps. Automatic washing machine. Upright fridge freezer. Vinyl flooring. Window overlooks the rear courtyard.

DOUBLE BEDROOM

Window overlooks Forester Street. Freestanding double wardrobe.

DOUBLE BEDROOM

Window overlooks rear courtyard.

SHOWER ROOM

Toilet and wash hand basin. Glazed shower compartment with mira instant shower. Opaque window.

OUTSIDE

Rear mutual courtyard

EXTRAS Automatic washing machine and fridge freezer.

LOCATION

Off Rattray Street/Nicoll Street.

EPC – D

Home Report Valuation - £75,000



These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.



MICHAEL A. BROWN
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