ROBERTSON SMITH

Solicitors and Notaries

FLAT 2/2 (2/R), 27 PENTLAND CRESCENT, DUNDEE, DD2 2BT

SECOND FLOOR FLAT



OFFERS OVER £85,000

Located in a highly popular residential area to the north of the City Centre and enjoying spectacular views to the south of the Road and Rail Bridges and the Fife Hills beyond, the property comprises a purpose built self-contained second floor flat. The property is conveniently located for all local amenities including schools, shopping and public transport with the additional social and recreational facilities to be found within Dundee City Centre just a short journey away. The property is also ideally located for access to Ninewells Hospital and Dundee Technology Park.

The accommodation comprises a spacious south facing Lounge, two Bedrooms, Kitchen and Shower Room benefits from excellent storage space, full double glazing and a recently upgraded electric heating system. There is a communal drying green located to the rear of the building.

The property would make an excellent starter home or alternatively, given its location, would possibly make a good “buy to let” investment.

Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB

Telephone: 01382 226602 Fax: 01382 322884

ACCOMMODATION

Entrance: The building is accessed by way of a well maintained communal close and stair. A solid wooden door gives access to the Hall which, in turn, provides access to all rooms within the property. There is a walk-in cupboard and an additional shelved storage where the main fuseboard is located. Laminate flooring.

Lounge: (4.75m x 3.6m approx.)
This bright spacious south facing room is located to the front of the property and enjoys views towards the River Tay and the Fife hills beyond. Carpet. Modern electric heater.





Bedroom 1: (3.39m x 3.96m approx.)
Located to the rear of the property, this is a good-sized Double Bedroom with triple wardrobes with mirrored doors. Carpet. Updated electric heater.





Bedroom 2: (3.42m x 3.07m approx.)
Again located to the rear of the building, this is another good-sized double bedroom. This room has a walk-in cupboard/wardrobe. Carpet. Updated electric heater..





Kitchen: (3.76m x 1.86m approx.)
Fitted with modern wall and floor mounted units and toning worktops, this room enjoys a similar southerly aspect as for the Lounge again providing views towards the River Tay and Fife hills beyond. Electric hob and oven. Space for fridge/freezer. Stainless steel sink unit with drainer and mixer tap. Heater. Vinyl flooring.





Shower Room:(2.37m x 1.74m approx.)
This room features a modern white suite comprising WC, wash hand basin and walk-in corner shower unit with glazed screen. Under sink storage unit. Laminate flooring.






Externally: There is a mutual drying green located to the rear of the property.

Directions: Heading north from Dundee City Centre up Lochee Road, bear left onto Tullideph Road. At the traffic lights turn left onto City Road then take the first turning on the right into Saggar Street. Take the first turning on the left onto Pentland Crescent. Number 27 is located to the top end of the street on the righthand side.

Home Report: To access the Home Report for this contact Robertson Smith, Solicitors, Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB.

EPC Rating: D

Viewing: Telephone the owner (Telephone 07954 897 554) or by appointment through Robertson Smith, Solicitors, Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB (Telephone 01382 226602) with whom all notes of interest and offers should be lodged.

Disclaimers:

Note, all measurement have been taken by a sonic tape measure and therefore may be subject to a small margin of error. While we believe the above details to be correct, no warranty is given and any potential purchaser should satisfy themselves as to the accuracy of the measurements.

While these particulars are believed to be correct and are given in good faith, they are not warranted and any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or any part thereof and all measurements are approximate.