MICHAEL A. BROWN
Solicitors & Estate Agents

tspc



1 Seafield Road, Dundee, DD1 4NR

Offers Over **£120,000**



- Top Floor Flat
- Fully Modernised
- Substantial Tenement
- Panoramic Views
- Perth Road Location
- Lounge
- Double Bedroom
- Kitchen Diner
- Shower Room
- Combi GCH; DG

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This fully modernised TOP FLOOR FLAT forms part of an imposing and well maintained tenement building on the corner of Seafield Road and Perth Road in a sought after vibrant location. The property enjoys panoramic views of both the River Tay and over towards the Law Hill. The flat benefits from combi gas central heating and replacement sash and cord double glazed windows. The boiler is guaranteed until 2035. There is a delightful south facing rear mutual garden attractively landscaped in a quiet setting. Most amenities are close by and excellent bus services into both the city centre and Ninewells hospital.

LOUNGE
A spacious lounge with large windows which overlook Perth Road and views to Law Hill. Alcove display. Storage cupboards.



KITCHEN DINER
Fully fitted with light oak wall and base units and granite effect worktops. Integrated gas hob, electric oven and stainless steel chimney filter. Inset stainless steel sink with drainer and mixer tap. Automatic washing machine, fridge and freezer. Vinyl flooring. Dining area with room for table and chairs. Small window to rear. Main entrance door.

DOUBLE BEDROOM
A comfortable double bedroom with south facing window overlooking the River Tay. Cupboard housing combi gas central heating boiler.

SHOWER ROOM
White toilet and wash hand basin. Glazed shower compartment with Triton electric instant shower and wall tiled. Vinyl flooring. Extractor fan.



MUTUAL GARDENS
South facing and attractively landscaped mutual garden with bushes and small lawn in a quiet setting.

EXTRAS
Included are all integral kitchen appliances, automatic washing machine, fridge and freezer.

LOCATION
On corner of Seafield Road and Perth Road.

EPC – C
HOME REPORT VALUATION - £120,000

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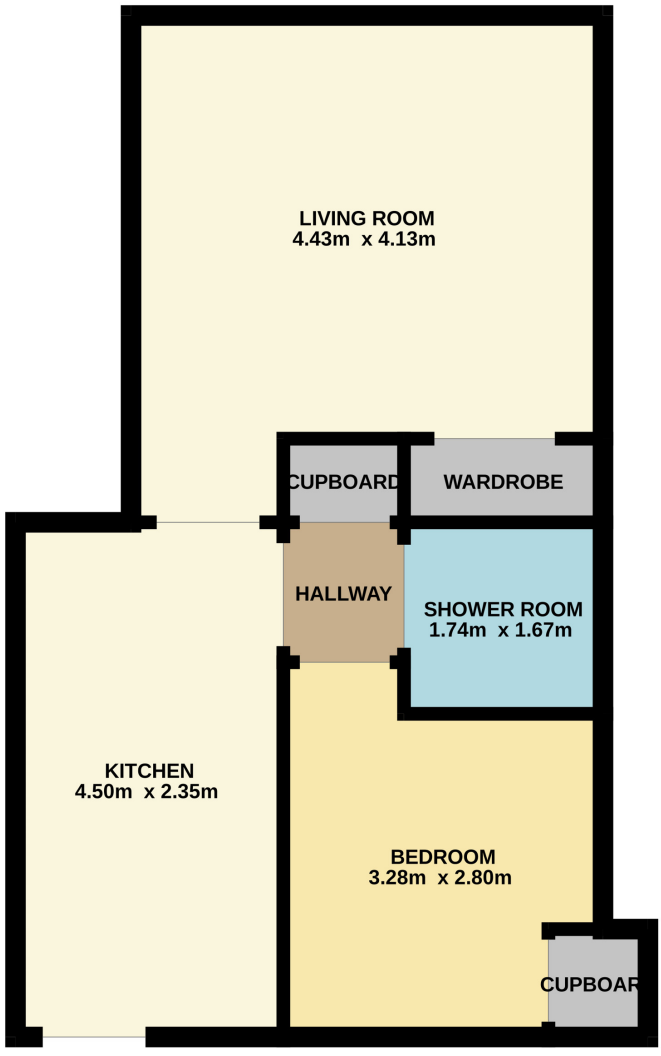

These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.

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