RICHMOND & Co.
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31a Bissets Bond, Trades Lane, Dundee, DD1 3EW

3 bedroom ground floor flat in city centre location

Double Glazing

Gas Central Heating

Secure entry system

Private parking space and storage area.

Walk in condition

Viewing highly recommended.

Price: Offers over £160,0000

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

PARTICULARS OF SALE OF
31A BISSETS BOND, TRADES LANE, DUNDEE

Entrance hallway:-

Fitted carpet. Stairs to front door. **Vestibule area** housing meter cupboard. Shelves with electrical and plumbing connections for washing machine and tumble drier. Spotlights. Hardwood front door leading to flat.



Hallway:

Approx. 11'4" x 8'10". Tile effect laminate flooring. Radiator. Centre light. Ample power points. Cupboard housing consumer unit. Cloakroom cupboard. Large walk in storage cupboard. Fitted carpet. Centre light.



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PARTICULARS OF SALE OF
31A BISSETS BOND, TRADES LANE, DUNDEE

Lounge:

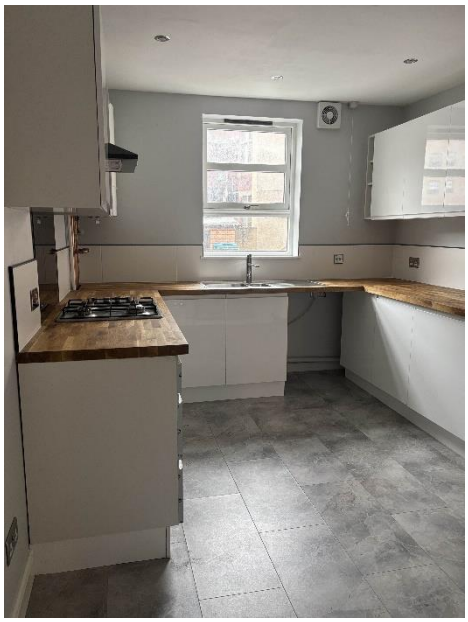
Approx. 23’ x 10’6”. Hardwood flooring. Feature shelving. Spotlights. Radiator. Curtains and curtain pole included. Ample power points.



Kitchen:

Approx. 13’5” x 9’5”. Fully fitted kitchen with white gloss effect base and wall units. Solid oak work surface. Integrated electric oven, extractor hood and gas hob with black gloss splashback. Tiled splashback over work surface. Worcester boiler. Spotlights. Radiator. Ample power points.





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Bedroom 1:

Approx. 18'1" x 12'7". Fitted carpet. Radiator. Wall mirror. Spotlights. Curtains and curtain pole included. Ample power points.



Bedroom 2:

Approx. 10'2" x 9'2". Fitted carpet. Fitted wardrobe with mirror doors. Curtains and curtain pole included. Ample power points.





Bedroom 3:
Approx. 13'4" x 8'8". Fitted carpet. Fitted wardrobe with mirror doors. Curtains and curtain pole included. Ample power points.

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Bathroom:

White three piece bathroom suite incorporating wc, wash hand basin set in vanity unit with lighted mirror above and bath with mains shower over. Glass shower screen. Grey tile effect laminate flooring. Electric towel rail. Spotlights.



Outside:

Exclusive car parking space and exclusive storage area,

Viewing:

By appointment through Seller on 07581 308988/07711 344 830 or through Solicitors on 01382 201964.



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