MICHAEL A. BROWN

Solicitors & Estate Agents

tspc



6/L, 31 City Road, Pitfour Street Dundee, DD2 2BP

Offers over **£75,000**



- Upper Flat
- Unique Situation
- Overlooks Pitfour Street
- Quiet Location
- Attractive Mutual Gardens
- Livingroom
- Kitchen
- Double Bedroom
- Bathroom with Shower
- Combi GCH; DG

This modernised UPPER AND ATTIC FLAT is situated in a quiet and long established area and benefits from an elevated position with open grass mutual gardens to the rear which provide access to the external mutual stairs and hallway. The accommodation includes fitted kitchen, livingroom and bathroom with shower on the first floor with a staircase which leads to the spacious attic bedroom. The property is best accessed from Pitfour Street and is within walking distance of Dundee's Universities and Lochee Road bus services.

FIRST FLOOR

MUTUAL ENTRANCE HALLWAY
With access to flat door.

LIVINGROOM
Window overlooks Pitfour Street. Large storage cupboard. Additional cupboard.

KITCHEN
Fitted with light oak wall and base units and complementary worktops. Splash back tiling. Integrated electric hob oven and filter hood. Inset stainless steel sink with drainer. Automatic washing machine. Fridge. Wall mounted combi gas boiler. Vinyl flooring. Large window overlooks rear mutual gardens. Stairs to upper floor.

BATHROOM
Fitted with three piece suite. Tiled walls. Tritan electric shower over bath. Vinyl flooring. Opaque window.

UPPER FLOOR
Stair leads to the upper floor converted attic. Storage cupboard.

DOUBLE BEDROOM
A sizeable double bedroom with velux window overlooking the rear gardens. Built in double wardrobes with mirror sliding doors.

OUTSIDE
Well maintained enclosed and sunny rear mutual grass/drying areas with access from Pitfour Street and City Road. On street car parking in Pitfour Street.

EXTRAS
Included are all floor coverings and integrated kitchen appliances. Automatic washing machine and fridge.

LOCATION
Pitfour Street.

EPC – C

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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