ROBERTSON SMITH
Solicitors and Notaries

7B BALMULLO SQUARE, DUNDEE, DD4 8QL

GROUND FLOOR FLAT



OFFERS OVER £65,000.00

Located in an established residential area lying approximately four miles to the east of Dundee City Centre, the property comprises a well maintained ground floor flat ideally situated for access to all local amenities including shopping, schools and public transport.

The well proportioned accommodation is in excellent decorative order throughout and benefits from full double glazing and electric heating. The accommodation comprises spacious Lounge, Bedroom, Kitchen and Shower Room. To the front of the property is an area of mutual garden ground while the rear garden is owned exclusively by this property and has been laid out for ease of maintenance.

This property would make an ideal starter home and accordingly, early viewing is strongly recommended.

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

Telephone: 01382 226602 Fax: 01382 322884

ACCOMMODATION

Entrance: The property is accessed by way of a secure entry door system which leads into the communal close. Access to the flat is gained by way of a solid wooden door which leads to the inner hall. The hall floor is covered with laminate flooring and the ceiling has been lined and fitted with downlights. Secure entry phone. Meter cupboard. Shelved walk-in cupboard with power and light.

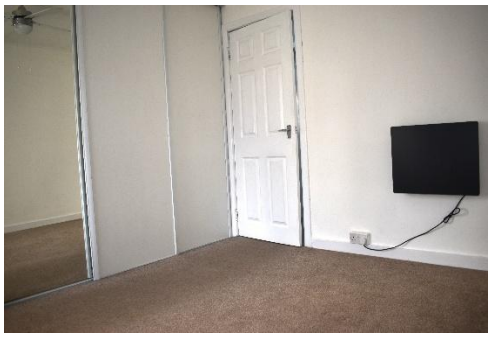
Lounge: (4,16m x 3.33m approx.)
Located to the rear of the property, this room enjoys a bright southerly aspect. Patio doors lead out onto the private back garden. Carpet. Ceiling fan with decorative rose. Electric heater. Shelved storage cupboard.





Bedroom: (3.06m x 2.8m approx.)
This good sized double bedroom is also located to the rear of the property and features built-in wardrobes with mirrored door. Electric heater. Ceiling mounted fan. Carpet. Venetian blinds.





Kitchen: (314m x 1.65m approx.)
This room has been tastefully fitted with modern wall and floor mounted units with toning work surfaces. Stainless steel sink unit with drainer and tower tap. Space for washing machine. Electric hob and oven with extractor hood above. Partially tiled wall . Laminate flooring.



Shower Room: (1.94m x 1.64m approx.)
This bright room features a two piece white suite comprising WC and vanity unit housing wash hand basin. Separate shower cubicle with electric shower and lined with wetwall. Heated towel rail. Laminate flooring.



Externally: The private rear garden is fully enclosed and has been laid out for ease of maintenance. Two substantial sheds.





Home Report: To access the Home Report for this property go to https://homereports.survpoint.co.uk/jtz34xwxo1

Alternatively, contact Robertson Smith, Solicitors, Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB (Telephone 01382 226602).

EPC Rating: D

Viewing: Strictly 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.