Property for Sale

Estate agency division of Jack Brown & Company Solicitors

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Flat 2/R, 5 Pitfour Street, Dundee, DD2 2NT

- Second Floor Flat
- Hallway
- Lounge
- Kitchen
- Bathroom
- 2 Bedrooms
- Double Glazing
- Part Electric Heating, EPC D
- Shared Garden
- Close to all Amenities

Offers over £80,000

This second floor flat is situated in a popular residential location, convenient for a wide range of amenities, public transport and walking distance to local shops and schools. Dundee City Centre, both Universities and Ninewells Teaching Hospital are within easy reach.

The property offers spacious and well-proportioned accommodation over two floors and benefits from double glazing, partial electric heating, breakfasting kitchen and shower in bathroom. In addition there are fitted wardrobes and overhead storage in both bedrooms.

Externally there are shared garden grounds to rear.

This is an excellent opportunity for a number of purchasers including first time, student accommodation and buy to let.

Entrance Hallway: Exterior door. Cupboard housing electricity meter.

Lounge: Approx. 5m x 3.2m. Spacious public room with double glazed window to rear with rooftop views over the city towards Fife. Recessed display shelving. Feature fireplace. Dining hatch to kitchen.











Kitchen: Approx. 3.95m x 1.8m. Fitted with a range of floor, wall and drawer units with tiling to splashback. Space for slot-in cooker. Plumbed for washing machine and space for further appliances. Extractor hood.

Bathroom: Approx. 2.7m x 1.67m. Three piece white suite comprising WC, wash hand basin and bath, shower over bath with shower curtain. Chrome heated towel rail. Extractor fan.

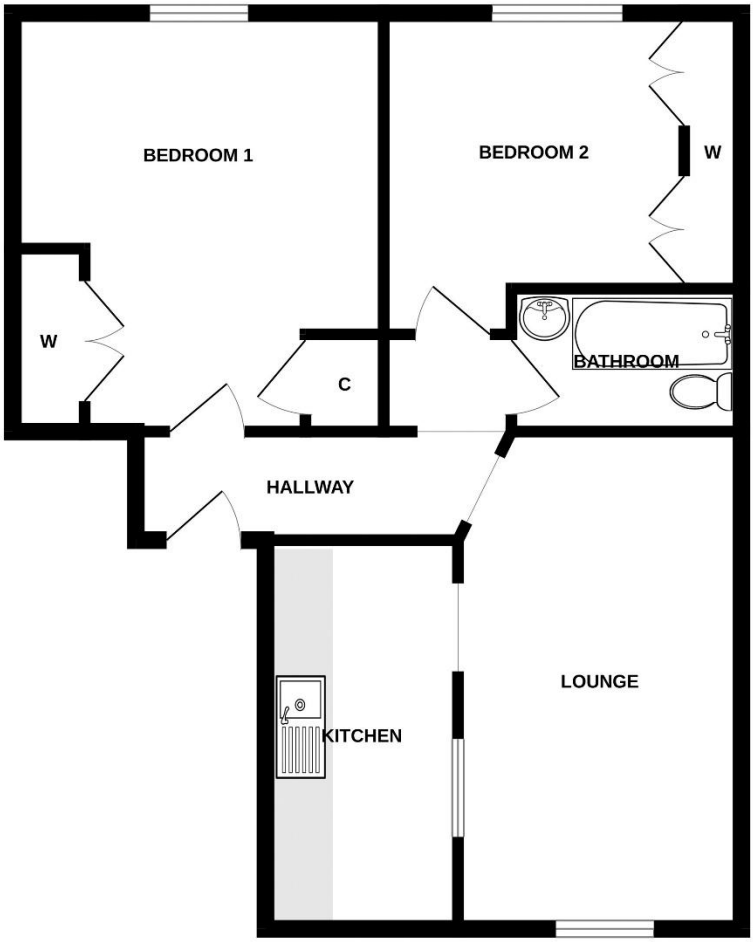
Bedroom 1: Approx. 4.17m x 3.4m. Double bedroom with double glazed window to front. Double fitted wardrobe. Overhead storage. Further shelved cupboard with hot water tank.





Bedroom 2: Approx. 3.22m x 3.27m. Another double bedroom with double glazed window to front. Two double fitted wardrobes with overhead storage.

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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