

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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60 1/R Main Street, Dundee, DD3 7HN

- **First Floor Flat**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **Bathroom**
- **Double Bedroom**
- **Gas Central Heating**
- **Double Glazing**
- **Shared Garden**
- **EPC Band C**

Offers Around £48,000

This deceptively spacious first floor apartment is located in a popular area within convenient distance of Dundee City Centre, Kingsway Arterial Route, local shops and Public Transport.

The subjects offer well proportioned accommodation throughout and benefit from double glazing, gas central heating, double bedroom with fitted wardrobes, shower in bathroom and a large kitchen dining room. There is a shared garden to rear.

This is an ideal opportunity for the first time or buy to let purchaser and viewing is highly recommended to fully appreciate the spacious nature of home being offered for sale at such an affordable price.

Entrance Hallway: Wooden exterior door. Useful shelved storage cupboard.

Lounge: Approx. 13' 9" x 11' 7". A spacious public room with double glazed windows looking to front.





Bathroom:

Approx. 8' 9" x 4' 8". With 3 piece suite comprising WC, wash hand basin and shower over bath with shower curtain, part tiled. Frosted sash and case window to rear.

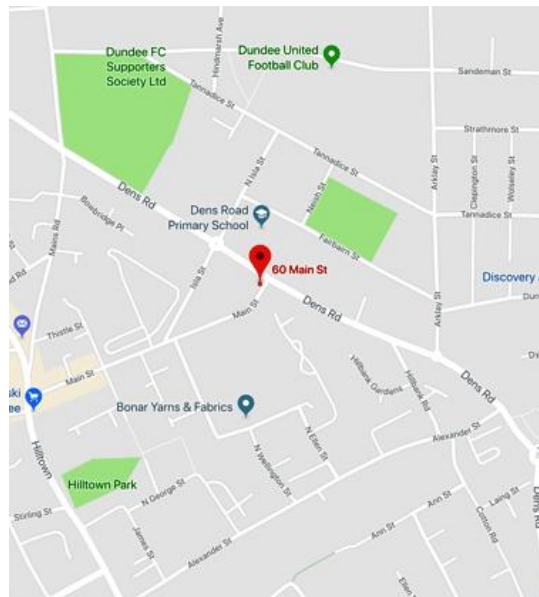
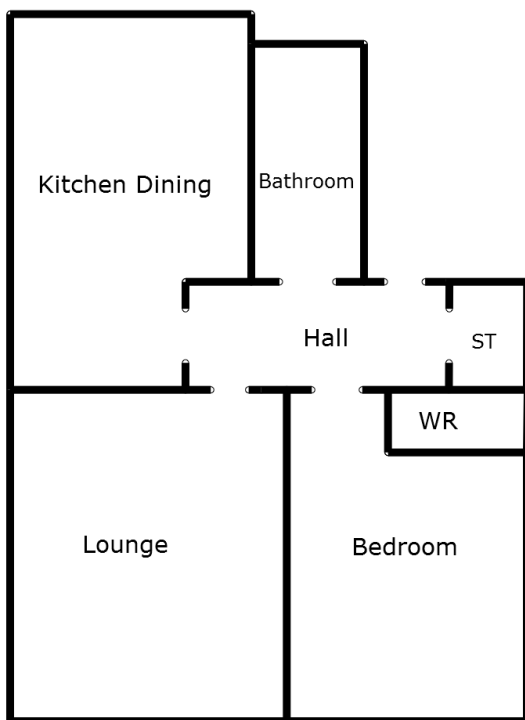


Kitchen/Dining:

Approx. 15' 9" x 10' 1" at widest. Fitted with a range of floor, drawer and high level storage units with tiling to splashback. Electric cooker connection, plumbed for automatic washing machine, wall mounted central heating boiler, double glazed window to rear, space for table and chairs.

Bedroom:

Approx. 13'9 x 10'. Double bedroom with fitted wardrobes. Double glazed window to front.



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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