



**8A NEWTYLE ROAD, MUIRHEAD, DUNDEE, DD2 5QP**

**GROUND FLOOR FLAT**



## Key Features

- Spacious ground floor flat. • Within a quiet residential area.
- Conveniently located to all local amenities and within easy access of Dundee
- Gas Central Heating and Double Glazing.



OFFERS OVER  
**£80,000**

# Property Description

This is an excellent opportunity to purchase this GROUND FLOOR APARTMENT situated within the popular village of Muirhead and within walking distance of many local amenities including local shops, surgery, nursery, play park, primary school and excellent transportation links to nearby Dundee. The property has the benefit of a Worcester gas central heating, double glazing and has ample storage. Outside there is residents pedestrian and vehicular access to the side of the property. Viewing is essential to appreciate this property which would make an ideal first time buy or buy-to-let investment.

## **ACCOMMODATION:**

Lounge, Kitchen, 1 Bedroom & Shower Room

## **ENTRANCE HALLWAY:**

Access is into a spacious hallway which has a double hanging cloaks cupboard housing the electric fuse box and also a shelved double storage cupboard, spotlights to the ceiling and a radiator.

## **LOUNGE:**

Approx. 14'2 x 10'. A spacious front facing lounge with two windows, laminate flooring and a radiator.

## **KITCHEN:**

Approx. 7'10 x 8'9. The kitchen is rear facing and is fitted to wall and base units with coordinating work surfaces incorporating a stainless steel sink. There is a stainless steel electric oven, hob and extractor hood above, plumbed space for an automatic washing machine, and space for a fridge freezer. There is a wall mounted Worcester gas central heating boiler, tiled flooring and a radiator.



**BEDROOM 1:**

Approx. 11'7 x 8'9. Rear facing double bedroom with room for furnishings with a TV point and radiator.

**SHOWER ROOM:**

Approx. 6'8 x 6'8. A side facing shower room comprising of a two piece white suite with a separate shower cubicle housing an electric shower. There is tiling to the shower area, dado height and to the floor, bathroom fitments, and a radiator.



# Property Professionals

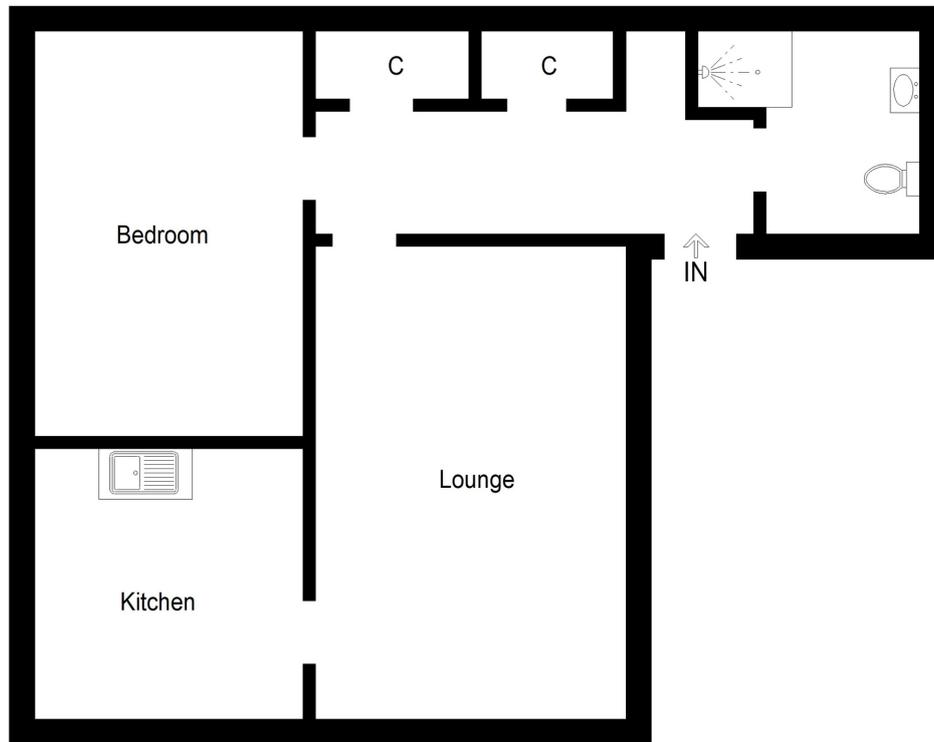
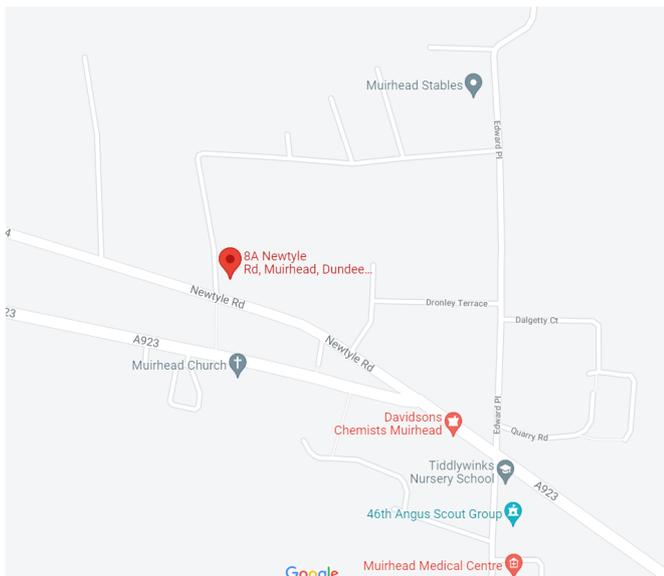


Illustration For Identification Purposes Only. Not To Scale (ID817034 / Ref:79638)



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

**Connelly & Yeoman**  
Solicitors Estate Agents

**tspc**

Connect with us

