

# Connelly Yeoman



**29E BALLINDEAN ROAD  
DOUGLAS, DUNDEE, DD4 8NN**

**TOP FLOOR FLAT**



- Bright and spacious Top Floor Flat in block of similar flatted properties
- Located within a popular residential area close to the town centre, shops, schools & bus routes
- Gas Fired Central Heating (new Boiler recently fitted) and Double Glazing
- Mutual Drying Area to the rear of the building, private Storage Cupboard



OFFERS OVER  
**£75,000**



# Property Description

This bright and spacious, two bedroom TOP FLOOR FLAT forms the top floor in a block of similar flatted properties located in the ever popular residential area known as Douglas in Dundee, within easy reach of Dundee city centre and close to the usual amenities and services of a larger town such as shops, schools and bus routes. There is a mutual entrance close (with access out to the mutual rear drying green area and bin storage) and stairwell leading up to the property. On the landing area adjacent to the Flat there is a private storage cupboard offering good storage. The Flat is well presented and benefits from Gas fired central heating, with a recently installed new Gas boiler, and Double glazed windows. On entering there is a welcoming and spacious Hallway, with access to the Bathroom, Kitchen which leads into the large Lounge with ample space for dining, and there are two good-sized Bedrooms with fitted wardrobes. There is a communal drying area and bin storage to the rear of the building. Overall, this tidy property would suit a variety of buyers, making for a great First Time Buy onto the property ladder, and early viewing is recommended.

**ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, BATHROOM, KITCHEN, LOUNGE, 2 BEDROOMS.**

**ENTRANCE HALLWAY:**

Entrance door leading into the spacious Hallway, where there are two built-in storage cupboards, one a cloaks area and a cupboard housing the electric meter. CH Radiator. Access to the Bathroom, Kitchen and Bedrooms

**BATHROOM:**

Approx. 5'7 x 8'5. Comprising WC., wash-hand basin and a bath with an over the bath Electric Shower. Heated CH towel rail. Inset ceiling spotlights. Full wall tiling and tiled floor. Rear-facing window allows for natural ventilation.

**KITCHEN:**

Approx. 6'10 x 12'. The Kitchen has a rear-facing window and is fitted with both base and wall mounted storage units, worktop surfaces incorporating a stainless steel double bowl sink and mixer tap. Space for an electric cooker. Plumbing and space for an automatic washing machine. Built-in cupboard housing the newly installed Gas central heating boiler. There is also an additional storage cupboard and space for a fridge/freezer. Access through into the Lounge.





**LOUNGE:**

Approx. 12'10 x 15'7. A bright and spacious Lounge, with ample space for dining table and chairs, and with double aspect windows - both side and rear-facing windows. Ample power sockets. Wood-effect laminate flooring. CH Radiator.

**BEDROOM 1:**

Approx. 13'4 x 10'10. Double-sized main Bedroom, with both front and side-facing windows, making this a lovely bright bedroom and with ample space for bedroom furnishings. Large, triple shelved and hanging space wardrobe with sliding mirror doors and opaque insets. CH Radiator.

**BEDROOM 2:**

Approx. 10' x 11'. Another good-sized second Bedroom, with a front-facing window. Built-in wardrobe with shelving and hanging space. CH Radiator.

**EXTERNALLY:** There is a communal drying area to the rear of the building. Outside the Flat at the top of the stairs, there is a private storage cupboard offering good storage facility.



# Property Professionals

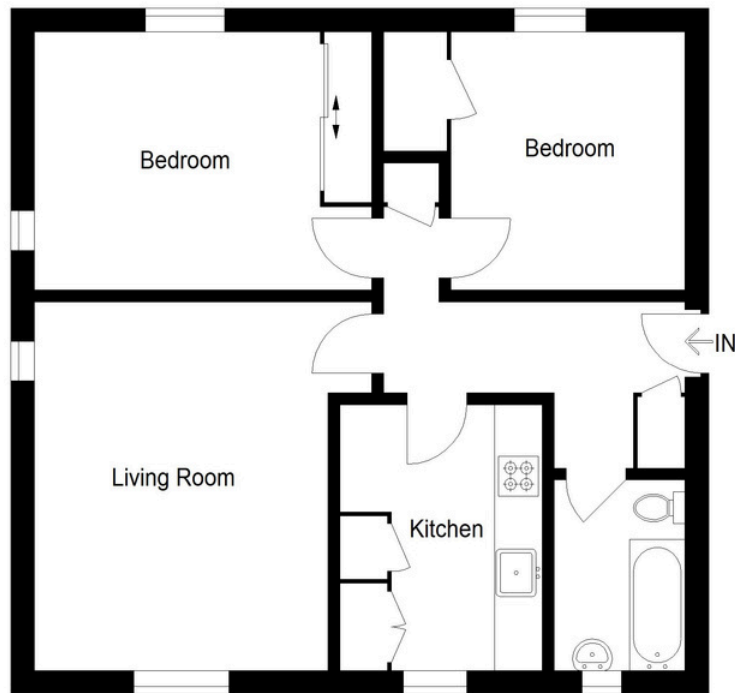
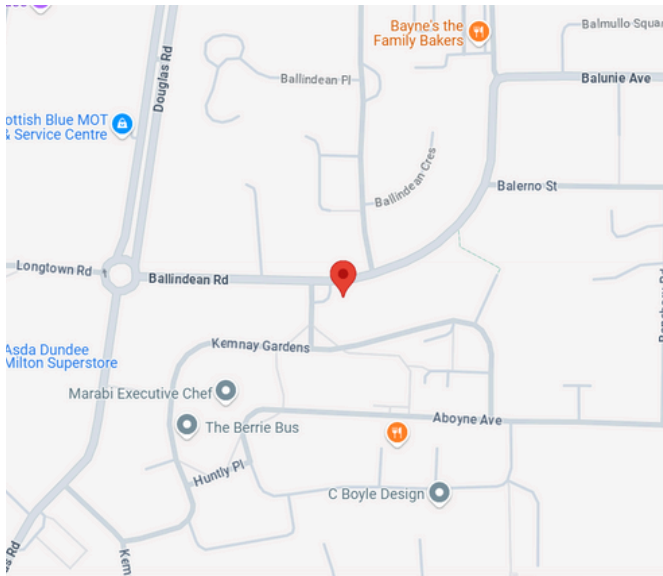


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**Connelly  
Yeoman**

**tspc**

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