

# Connelly Yeoman



**91, 3<sup>rd</sup> FLOOR (RIGHT), PEDDIE STREET,  
DUNDEE, DD1 5LX**

**THIRD FLOOR FLAT**



- Well proportioned third floor (Right) flat
- Located in the popular West End within easy reach of Dundee & Abertay Universities
  - Electric Heating and Double Glazed windows
- Security entry system, mutual garden area to the rear
  - Home Report Valuation £76,000



OFFERS OVER  
**£74,000**



# Property Description

This bright and well proportioned THIRD FLOOR FLAT (Right) is ideally situated within the popular West End of Dundee, close to most central amenities and services, and within easy walking distance of both Dundee and Abertay Universities. The property has been well maintained and enjoys the benefits of ROITE water filled Electric radiator, double glazed windows and a security entry system. Outside, there is a mutual rear garden area. Early viewing is essential to appreciate this property which would make an ideal student purchase, first time buy or buy-to-let investment, in an area of the city which continues to experience high tenant demand and appreciation in rental levels.

## ACCOMMODATION:

**OPEN PLAN LOUNGE/KITCHEN, 1 BEDROOM, BATHROOM.**

### ENTRANCE HALLWAY:

Entrance door into the hallway, with security entry system phone. Access from the hallway into the lounge, bedroom and Bathroom.

### LOUNGE AREA:

Approx. 14'5 x 13'3. Spacious lounge area with twin picture windows overlooking the front of the building, large built-in storage cupboard, open into a modern kitchen area.

### KITCHEN AREA:

Light wood effect base and wall units, worktop with stainless steel sink and drainer, tiled splashback area, free-standing Electric Cooker, Fridge, plumbing and Washing Machine.

NB: The cooker and washing machine in the Kitchen (no warranties given) would be included in the sale of the property.





**BEDROOM:**

Approx. 10'8 x 9'6. A good sized double bedroom with rear facing window overlooking the communal garden area. Useful built-in storage wardrobe and wall hung panel heater.

**BATHROOM:**

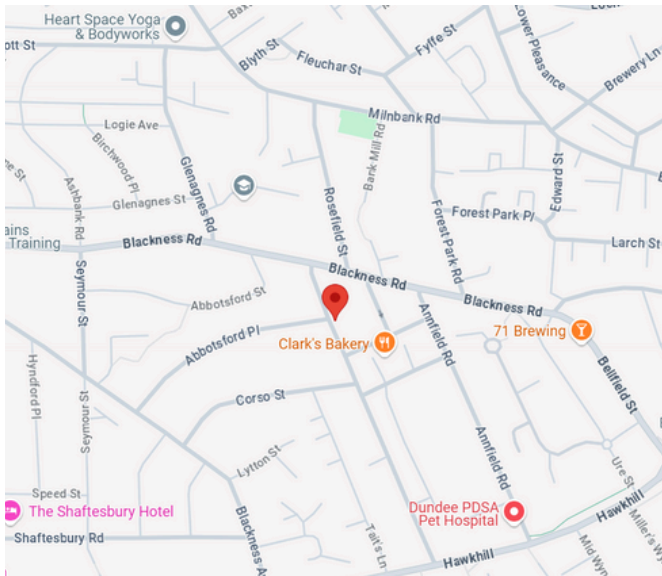
Approx. 6'5 x 5'5. Recently installed three piece white bathroom suite (WC, wash-hand-basin and bath) with modern wet wall finishings, parador style panelled ceiling, extractor fan, attractive vinyl flooring in a mosaic tile effect, wall mounted bathroom storage cabinet with mirror doors.

**GARDEN:**

Communal garden area to the rear.



# Property Professionals



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**

**tspc**

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