



**13E HEPBURN STREET
DUNDEE DD3 8BT**

TOP FLOOR FLAT



- Well presented Top Floor Flat in building of similar flatted properties
- A spacious, bright and airy property located in the popular Coldside area of Dundee
- Gas Fired Central Heating, Double Glazing, fresh modern decor, flooring and finishes
- Mutual Drying Green to the rear of the building, Private Attic Storage



OFFERS OVER
£95,000

Property Description

This well presented, bright and airy two bedroom TOP FLOOR FLAT forms part of the top floor of a well maintained building housing similar flatted properties and is ideally situated within a popular residential area (close to the Coldside area in Dundee) within easy reach of the city centre amenities and services. The property offers bright and spacious accommodation, complimented by modern, fresh decor, fittings and fitments, and benefits from Gas fired central heating and Double glazed windows. Externally, to the rear of the building there is a communal area laid out in lawn with drying green areas and mature trees. The two front areas of garden are laid out in lawn and usually looked after by another owner in the building and the other by the Council gardeners. Overall, this super property offers great accommodation which may be of interest to First Time Buyers or as an investment buy, and viewing is recommended to avoid disappointment.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, BATHROOM, BEDROOM 1, BEDROOM 2, KITCHEN and LOUNGE.

Mutual entrance close and stairwell leading to the top floor of the building. NB This Flat has exclusive access to an attic space (storage space), via an access hatch with a locking padlock, into the attic from the top landing area.

ENTRANCE HALLWAY: Enter via a substantial entrance door into the Hallway, where there is vinyl flooring in a mosaic pattern. There is a large, built-in storage cupboard with storage above. Modern, fresh internal decor (painted internal skirtings and facings giving a modern appearance) with a black painted CH Radiator. Access to the Bathroom,

BATHROOM: Approx. 8'6 x 4'5. Comprising a three piece white bathroom suite, with an over the bath Electric shower, wet wall panel finish at the bath area and wall tiling to the other walls. Parador style lined ceiling with downlights. Tiled-effect flooring. Chrome wall mounted CH towel Radiator. Large opaque rear-facing window.

BEDROOM 1: Approx. 12'9 x 12'. A lovely, bright and spacious main Bedroom, with two large front-facing windows which allow for ample natural light, fresh modern two-tone grey colour decor, newly fitted flooring and built-in wardrobe cupboard. CH Radiator.



KITCHEN: Approx. 10'2 x 7'5. A well appointed Galley-style Kitchen which is fitted with a good range of base and wall mounted storage units in white high gloss finish with chrome handles, small breakfast bar area, black colour (with glitter speckle) worktop surfaces and stainless steel sinktop. **Free-standing Cooker and Fridge/Freezer, both included in the sale - NO WARRANTIES GIVEN THEREON.** There is a large, rear-facing window which allows ample natural light into the kitchen. Plumbing and space for an automatic washing machine. CH Radiator. Tiled-effect flooring.

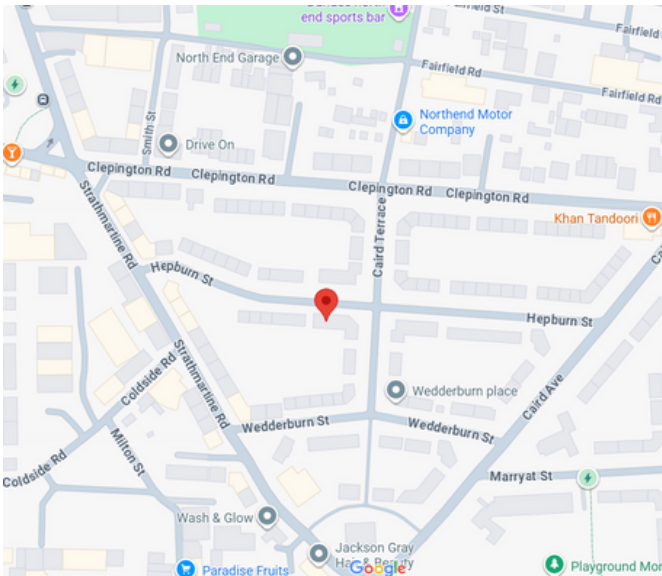
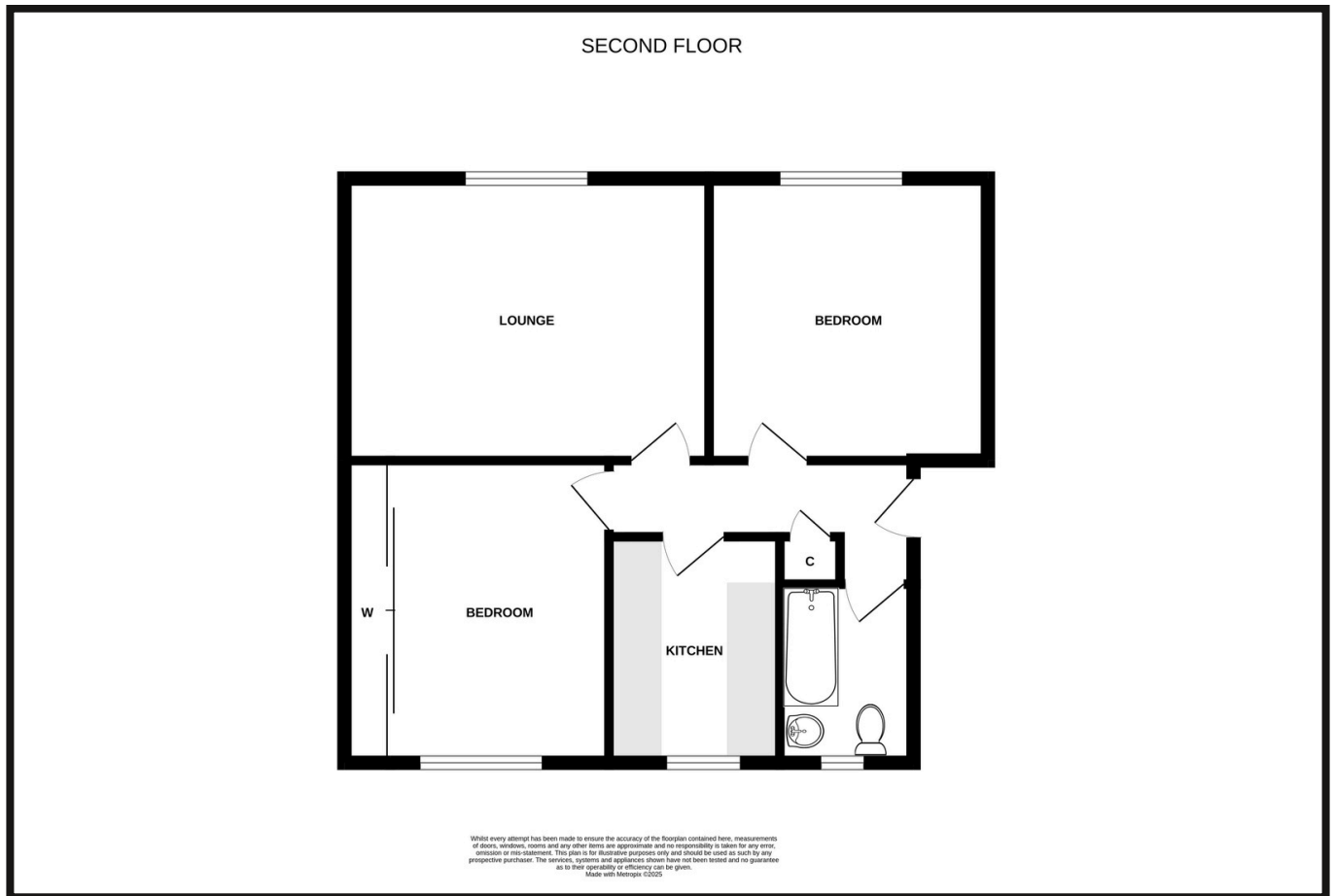
BEDROOM 2: Approx. 14'4 x 11'1. Another spacious Bedroom, with large rear-facing windows allowing for ample natural light, modern grey colour scheme and a feature wall. Built-in wardrobe cupboard. CH Radiator.

LOUNGE: Approx. 14'10 x 11'11. A generously proportioned Lounge, with large, double front windows allowing for ample natural light into this room. New wood-effect laminate flooring, modern decor and feature wall. Ceiling downlights. CH Radiator.

EXTERNAL: To the rear of the building there is a large area of communal lawn and drying area with mature trees. There are two areas of lawn at the front, one tended by another owner in the building, and the other looked after by the Council.



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.

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