



**25 KINLOCH STREET
DUNDEE DD3 6PD**

**FIRST FLOOR
APARTMENT**



- Bright and spacious 2 Bedroom First Floor Apartment
- Located in a popular residential area close to the town centre amenities and services
 - Electric Heating, Double Glazing, ample storage
 - Mutual Drying Area and bin storage



OFFERS OVER
£80,000

Property Description

This well presented, bright and airy, two bedroom APARTMENT is ideally situated within a popular residential area, within reach of the varied amenities and services of Dundee City centre. The Apartment offers well proportioned accommodation and enjoys the benefits of Electric storage heating, Double glazing and has ample storage throughout. Externally, there is a mutual drying area and bin storage to the rear of the building. Overall, the property will be of interest to a variety of buyers, perhaps First Time Buyers or an investment buy, and early viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY & STORAGE BOXROOM, BATHROOM, 2 BEDROOMS (FITTED WARDROBES), LOUNGE & DINING, GALLEY-STYLE KITCHEN.

ENTRANCE HALLWAY: Enter into the Hallway, a large spacious area which has a built-in shelved storage cupboard; further cupboards housing the electric fuse box and meter; walk-in storage cupboard / boxroom (approx. 4'10 x 8'6) with shelving and offering excellent storage space; wall panel heater.

BATHROOM: Approx. 4'8 x 7'10. Comprising a three piece bathroom suite, WC., wash-hand basin and bath with an Electric shower unit over the bath; wall panel heater; extractor fan; with a rear-facing window.

BEDROOM 2: Approx. 12'9 x 6'3. A good size Bedroom with a side-facing window; built-in storage cupboard which houses the hot water tank; there is also an additional wardrobe (shelving and hanging space); wall panel heater.

BEDROOM 1: Approx. 9'6 x 10'6. A double size, bright and airy Bedroom with a front-facing window; built-in double wardrobe (shelving and hanging space); wall panel heater.



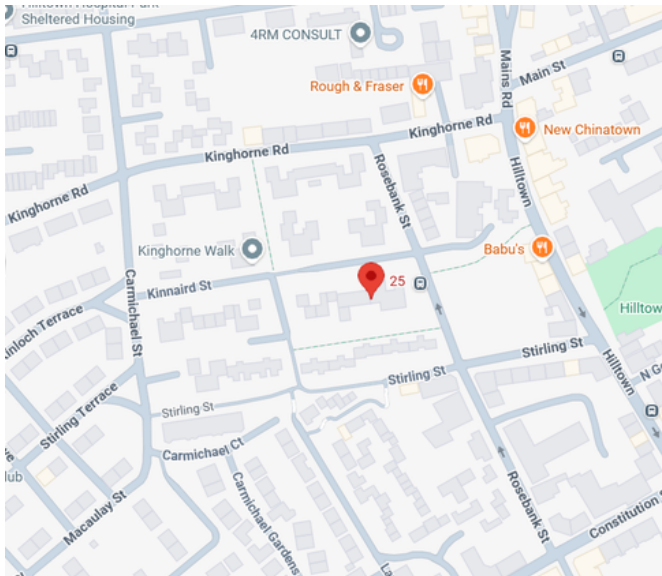
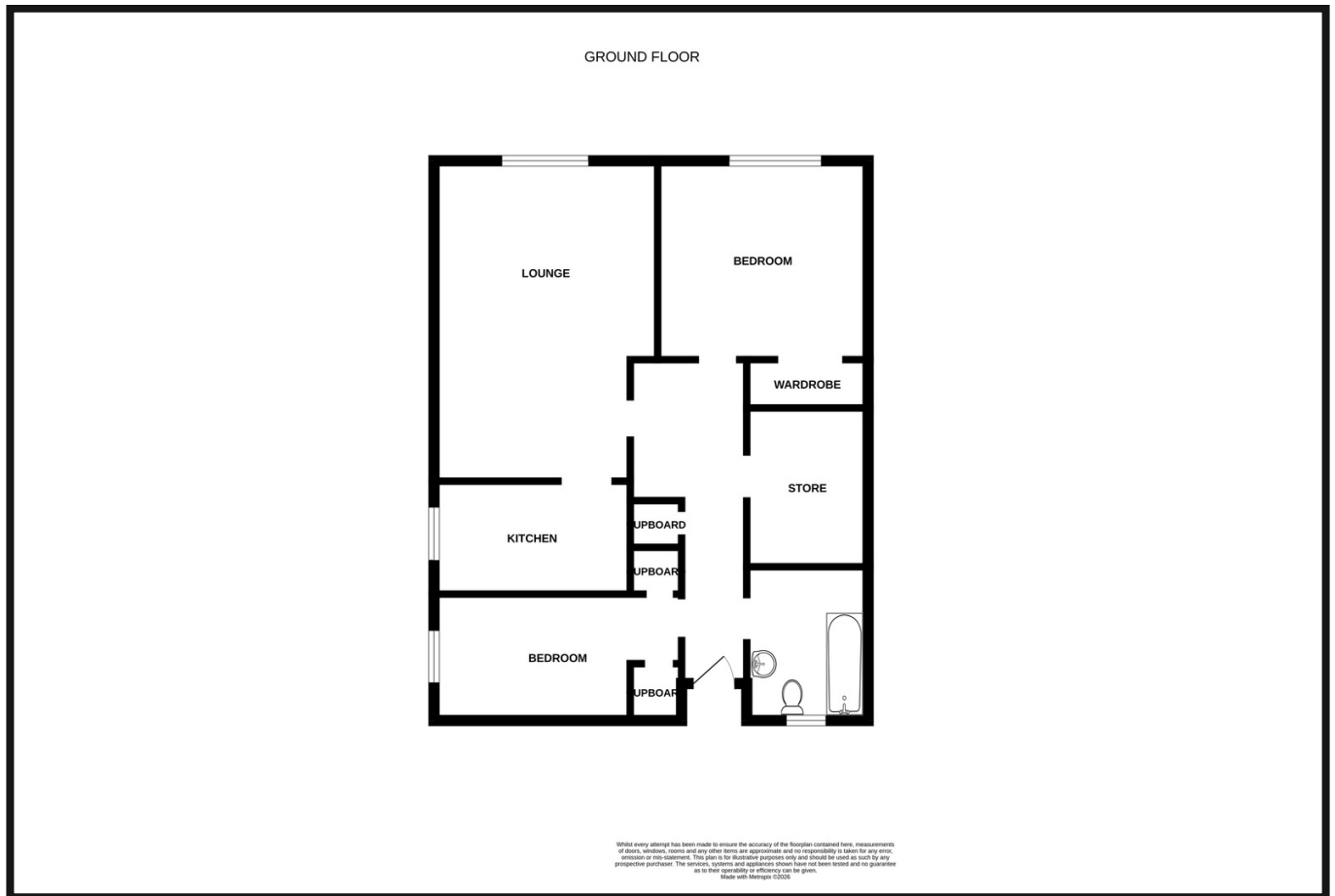
LOUNGE & DINING SPACE: Approx. 10'6 x 16'9. A generously proportioned, bright Lounge with ample space for dining room furniture; front-facing window; wall panel heater. Access through from the Lounge into the Kitchen.

KITCHEN: Approx. 10'9 x 5'10. A galley-style Kitchen, another bright room, with a side-facing window; fitted with base and wall mounted storage units; work surfaces incorporating a sinktop with mixer tap; Integrated Fridge/ Freezer; automatic washing machine; Electric Oven and Electric Hob with an extractor above the hob; tiled floor; wall panel heater.

EXTERNAL: Mutual drying area outside and bin storage area.



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

Connect with us



ARBROATH OFFICE: 78 HIGH STREET, DD11 1HL, DX530458, FAX: 01241 434100
CARNOUSTIE OFFICE: 31 HIGH STREET, DD7 6AG, FAX: 01241 859347
MONIFIETH OFFICE: UNIT 13, MONIFIETH SHOPPING CENTRE, 1 REFORM STREET, MONIFIETH, DD5 4BA