Connelly Yeoman



87, 1ST FLOOR (LEFT), PEDDIE STREET, DUNDEE, DD1 5LX

FIRST FLOOR FLAT







- Well proportioned first floor (left) 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 £75,000



C

1 1 1

OFFERS OVER

£73,500

ARBROATH TEL: (01241) 434200 | CARNOUSTIE TEL: (01241) 859500 | MONIFIETH TEL: (01382) 725164
WWW.CONNELLYYEOMAN.COM | EMAIL: PROPERTY@CONNELLYYEOMAN.COM

Property **Description**

This bright and well proportioned FIRST FLOOR FLAT 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, new carpeting and decoration, communal door 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, boarded 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. Modern three piece white bathroom suite (WC, wash-hand-basin and bath) with modern wet wall finishings, parador style panelled ceiling, electric shower and extractor fan.

GARDEN:
Communal garden area to the rear.

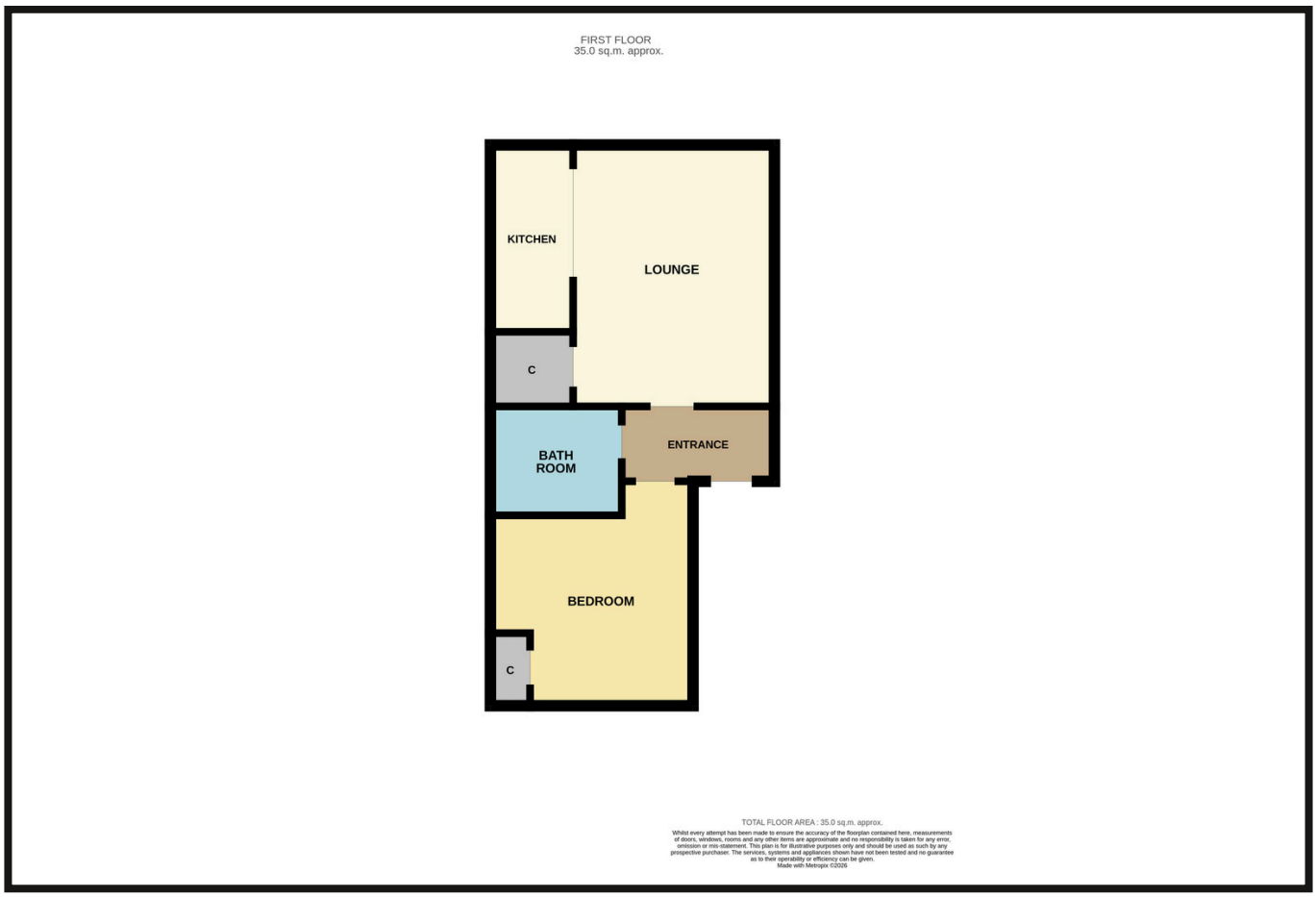


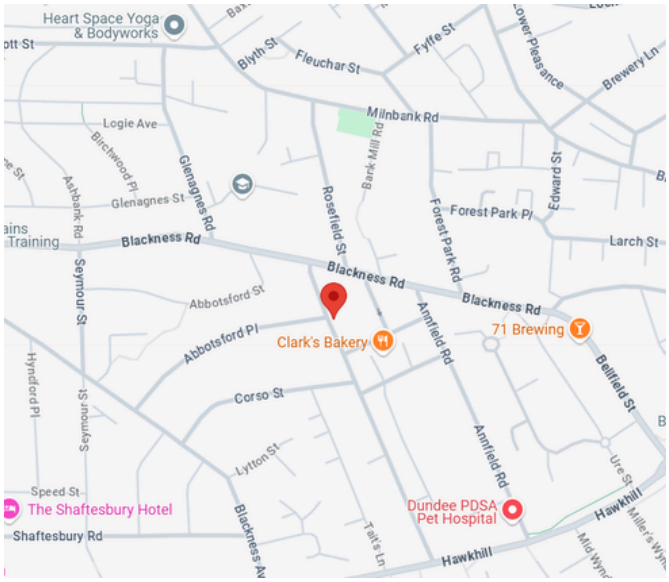






Property Professionals





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

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