



## Property Services

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# FLAT 3, PITALPIN HOUSE, 335 SOUTH ROAD, DUNDEE, DD2 2RT.



**Accommodation:- Vestibule,  
Reception Hall, Spacious Lounge, 3  
Bedrooms, Modern Fitted Kitchen &  
Bathroom, Gas Central Heating,  
Garden & Private Parking**



**O**

**Original Asking Price:- Fixed £125,000**

**Now Reduced:-Offers Around £120,000**

**Description:-** This delightfully spacious upper floor apartment forms part of substantial and impressive subdivided stone built detached property. The subjects are located within a popular location near to Ninewells Hospital, local amenities including schools, shops and services and mainline bus service are close to hand.

The subjects offer excellent three bedroom accommodation to the prospective purchaser. There are a number of attractive features, particularly the magnificent lounge, full of traditional character and elegance with high ceiling, original coricing and deep skirting boards. Another feature of this room is the beautiful original period fireplace. Other features include, recently refurbished bathroom, fitted kitchen and three bedrooms. Flooring is a mix of natural wood flooring and carpeting. Gas central heating is installed. **CONTINUED OVERLEAF**

Disclaimer, Whilst these particulars are believed to be correct and are given in good faith they are not warranted, and any interested parties must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

These particulars do not constitute an offer or contract or part thereof, and all dimensions are approximate.

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**details continued:-**

extensive private garden grounds to the rear with pleasantly presented mutual clothes drying area and private off street

apartment offers impressive living accommodation and will be of interest to a variety of buyers. Internal viewing is essential to  
acter and layout of this delightful property. Properties in this category are highly sought after, we therefore recommend early  
ntment.



**Lounge**

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**Accommodation details:-**

- Ground Floor Entrance** Substantial external security door at ground floor level into vestibule.
- Vestibule** Staircase to upper floor accommodation. Large walk-in under-stair storage cupboard.
- Reception Hall** Bright, airy hall, all accommodation leading off. High ceiling with cupola and skylight window. Wall mounted central heating radiator. Natural wood flooring.
- Lounge** **27'8" x 15'7" approx.**  
A delightfully spacious, bright, airy room, full of traditional character and elegance. High ceiling with original cornicing and deep skirting boards. The walls have ornate wood panelling. A feature of this room is the beautiful original period fireplace with natural wood mantle inlay and hearth housing living flame gas fire. Other features are the west facing recessed windows providing excellent natural light and pleasant views over gardens. The window space has natural wood side panelling. Additional south facing bay window, again providing excellent natural light and pleasant views over garden grounds. Built in shelved cupboard. Recessed shelved alcove with under storage. Wall up-lighters. Two wall mounted central heating radiators with thermostatic control. Television and telephone points. Natural wood flooring. Internal viewing of this room is essential to fully appreciate the character and features.
- Bedroom 1** **13' x 10' approx.**  
Double sized bedroom with fitted wardrobe with mirrored sliding doors. South facing recessed window providing excellent natural light. The window space has natural wood side panelling. High ceiling with original cornicing and deep skirting boards. Period style fireplace with natural wood mantle, inlay and hearth. Wall mounted central heating radiator with thermostatic control.
- Bedroom 2** **12'9" x 7'3" approx.**  
Bedroom with west facing recessed window providing excellent natural light and pleasant views over gardens. The window space has natural wood side panelling. High ceiling with original cornicing. Deep skirting boards. Wall mounted central heating radiator.
- Bedroom 3** **9'2" x 5'4" approx.**  
Single bedroom with large east facing window. Ceiling spotlighting track. Single bed/computer work station. Wall mounted central heating radiator with thermostatic control.

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**Accommodation details continued:-**

<b>Fitted Kitchen</b>	Fitted with a range of wall and base mounted units in natural wood finish with colour co-ordinated worktops. Ceramic splashback wall tiles. Integrated split level oven and grill. Integrated hob. Integrated stainless steel sink unit with mixer tap. Space for fridge freezer. Combination boiler. Large west facing recessed UPVC double glazed window with excellent natural light and pleasant views over gardens. Wall mounted central heating radiator. Vinyl floor covering.
<b>Bathroom</b>	Attractively presented recently refurbished bathroom fitted with four piece white suite comprising low level WC, pedestal wash hand basin, bath and glazed shower cubicle. The shower cubicle is fitted with instant shower. Ceramic wall tiles over bath. Natural wood wall panelling to half height. Ceiling spotlighting track. Wall mounted central heating radiator with thermostatic control. Fitted carpet.
<b>Loft</b>	Large fully insulated loft with flooring. Skylight window. Excellent storage space.
<b>Outside</b>	Extensive private garden grounds to the rear laid to lawn and border. Garden shed. Shared use of attractive sun terrace and summer house.
<b>Clothes Drying Area</b>	Pleasantly presented mutual garden ground laid to mature planting with landscaped drying area with clothes drying poles.
<b>External Cellar</b>	Privately owned external stone built cellar located at the mutual courtyard.
<b>Parking</b>	Private off street parking.
<b>Accessed</b>	The property is approached via long mutual driveway from South Road. Additional pedestrian/walkway access to Donald Lane.
<b>Included In Sale</b>	Carpets and floor coverings. Ceiling light fittings. Bed/computer workstation as stated in bedroom 3.
<b>Entry</b>	By Mutual Agreement.
<b>Viewing</b>	Contact Solicitors for an Appointment to View.

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**Accommodation details continued:-**



**Fitted Kitchen**



**Bathroom**



**Garden**



**Garden**