



## Property Services

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## 21 THIRLESTANE PLACE, DUNDEE, DD4 0TG.



**Accommodation:- Reception Hall, Lounge, 2 Double Bedrooms, Modern Fitted Kitchen & Bathroom, New UPVC Double Glazing & Electric Storage Heating. Private Garden Ground, Designated Off-Street Parking Bays.**



**PRICE:- Offers Over £90,000**

Whether you are a first time buyer or moving up the property ladder, our friendly staff will be delighted to advise you on any aspect of sale or purchase.

We offer a free initial interview where you can raise any questions you have, with our experienced team of lawyers. You will also receive a quotation of all fees and expenses involved.

**Description:- WALK-IN CONDITION** – This attractively presented **MAIN DOOR ENTRY UPPER FLOOR APARTMENT** is situated within a quiet cul-de-sac setting. The property is located within a popular private residential area, convenient for a wide range of amenities including schools, shops, supermarkets and nearby retail park. Central Broughty Ferry is within 5 minutes drive, offering well regarded amenities.

The property has been carefully maintained and has recently undergone a programme of refurbishment to include – fully tiled bathroom, recently fitted modern kitchen, new UPVC double glazing and fresh décor. Flooring is mainly laid to quality fitted carpeting and décor throughout is minimalist and tasteful, electric total control central heating is installed. Outside there is an area of private enclosed garden grounds and designated residents parking bays.

Excellent example of house style and will be of interest to a variety of buyers including the first time buyer. Internal viewing is highly recommended.

**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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# **21 THIRLESTANE PLACE, DUNDEE, DD4 0TG.**

## **Accommodation details:-**

<b>Entrance</b>	Substantial UPVC external security door into internal staircase and reception hall. External lighting.
<b>Internal staircase</b>	Electric meter box. Ceiling spotlighting track. Carpeted staircase.
<b>Reception Hall</b>	Bright airy hall all accommodation leading off. Built-in storage cupboard. Hatch to loft. Ceiling spotlighting track. Fitted carpet.
<b>Lounge</b>	<b>13'9" x 11'2" approx.</b> A well proportioned bright airy room providing comfortable living space. Large south facing UPVC double glazed windows providing excellent natural light and pleasant outlook. Coved ceiling. Wall up lighters. Wall mounted storage heating panel. Cable television point. Telephone point. Fitted carpet. Door to fitted kitchen/diner.
<b>Fitted Kitchen/Diner</b>	Attractively presented kitchen fitted with an extensive range of wall and base mounted units with colour co-ordinated worktops. The wall mounted units have under lighting. Integrated halogen hob and oven with overhead extractor hood. Splash back tiling. Integrated stainless steel sink unit with mixer tap. Plumbing for automatic washing machine and tumble dryer. Space for fridge freezer. Breakfast bar with high stools. Concealed ceiling lighting. North facing UPVC double glazed window providing excellent natural light and pleasant outlook. Ceramic floor tiles.
<b>Bedroom 1</b>	<b>11' x 8'7" approx.</b> Bright airy well proportioned double sized bedroom the measurement which exclude built-in fitted wardrobe. Large south facing UPVC double glazed window providing excellent natural light and pleasant outlook. Wall mounted storage heating panel. Television point. Fitted carpet.
<b>Bedroom 2</b>	<b>9'2" x 8'9" approx.</b> Double sized bedroom the measurements of which exclude built-in wardrobe. Large north facing UPVC double glazed window providing excellent natural light. Wall mounted storage heating panel. Fitted carpet.
<b>Bathroom</b>	Attractively presented recently upgraded fully tiled bathroom fitted with three piece white suite comprising low level WC, pedestal wash hand basin and bath. Instant shower fitted over bath. Concealed ceiling lighting. North facing UPVC double glazed opaque window. Ceramic floor tiles.
<b>Outside</b>	Area of enclosed private garden ground to the side of the property.

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## Accommodation details continued:-

### Parking

Designated private parking bays to the front of the property.

### To Be Included In The Sale

Fitted carpets and floor coverings. Window blinds. Window curtain rails. Ceiling light fittings and up lighters. Garden shed.

### Entry

By mutual agreement.

### Viewings

Contact Solicitors for an appointment to view.

### Home Report

A copy of the Home Report can be obtained on request, either by e-mail or collection from our City Centre offices. Details of the Home Report can be accessed at <http://www.muirmyleslavery.co.uk/request-report.cfm?pid=284>

