

Solicitors

Baillies

Estate Agents



Flat 2/2, 13 Dudhope Street, Dundee, DD1 1JT
Offers Over £59,500



Bai



This second floor flat is located within five minutes walk on Dundee central and all amenities. Particularly close to Abertay University. Property has dining kitchen, double glazing and telephone door entry system. Ideal property for FTB or buy to let.

Accommodation

Hall has large walk-in storage/hanging cupboard. Lounge has brick fire place with coal effect electric fire. Front facing window. Double bedroom with front facing window. Storage/hanging cupboard. Bathroom has three piece suite and Mira instant shower. Dining kitchen is spacious and well proportioned room having room for dining table and chairs - which are included. Modern base and wall mounted units. Electric cooker. Automatic washing machine included. Tank/airing cupboard.

Measurements:

<u>Living Room:</u>	12' 7" x 10'
<u>Bedroom:</u>	12' 7" x 8' 6"
<u>Dining Kitchen:</u>	12' 6" x 7' 6"
<u>Bathroom</u>	8' x 8' 4"

Features:

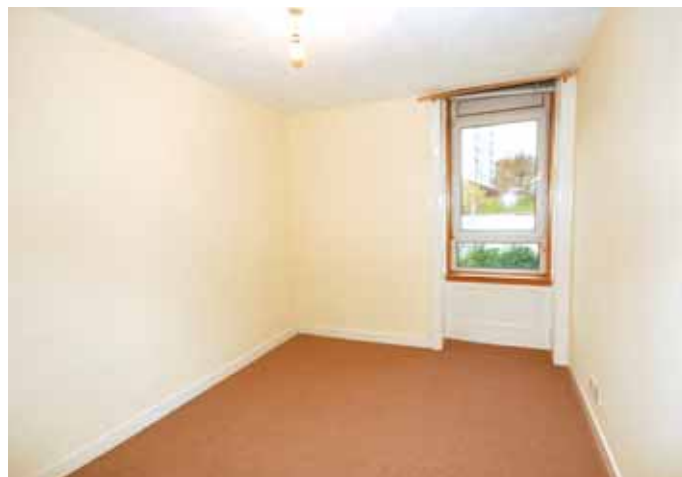
- Off-peak electric heating
- Double glazing
- Dining kitchen
- Telephone door entry system
- Shared drying green to rear

Extras:

Carpets and floor coverings where fitted; light fittings; blinds and curtains; electric cooker; automatic washing machine; pine table and chairs; fridge/freezer

Council Tax Band:

B



Utility Supplier

Hydro electric

Viewing:

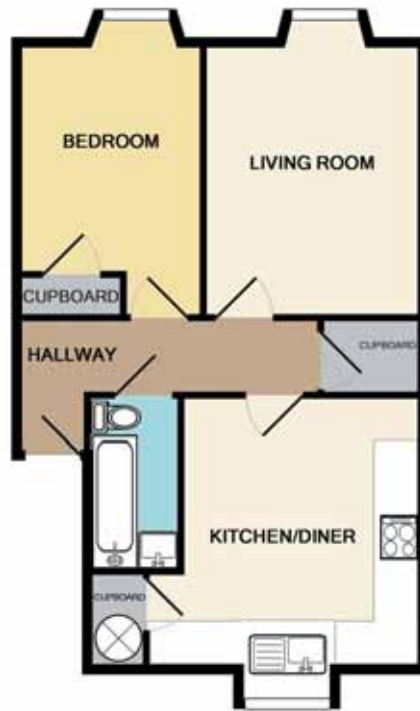
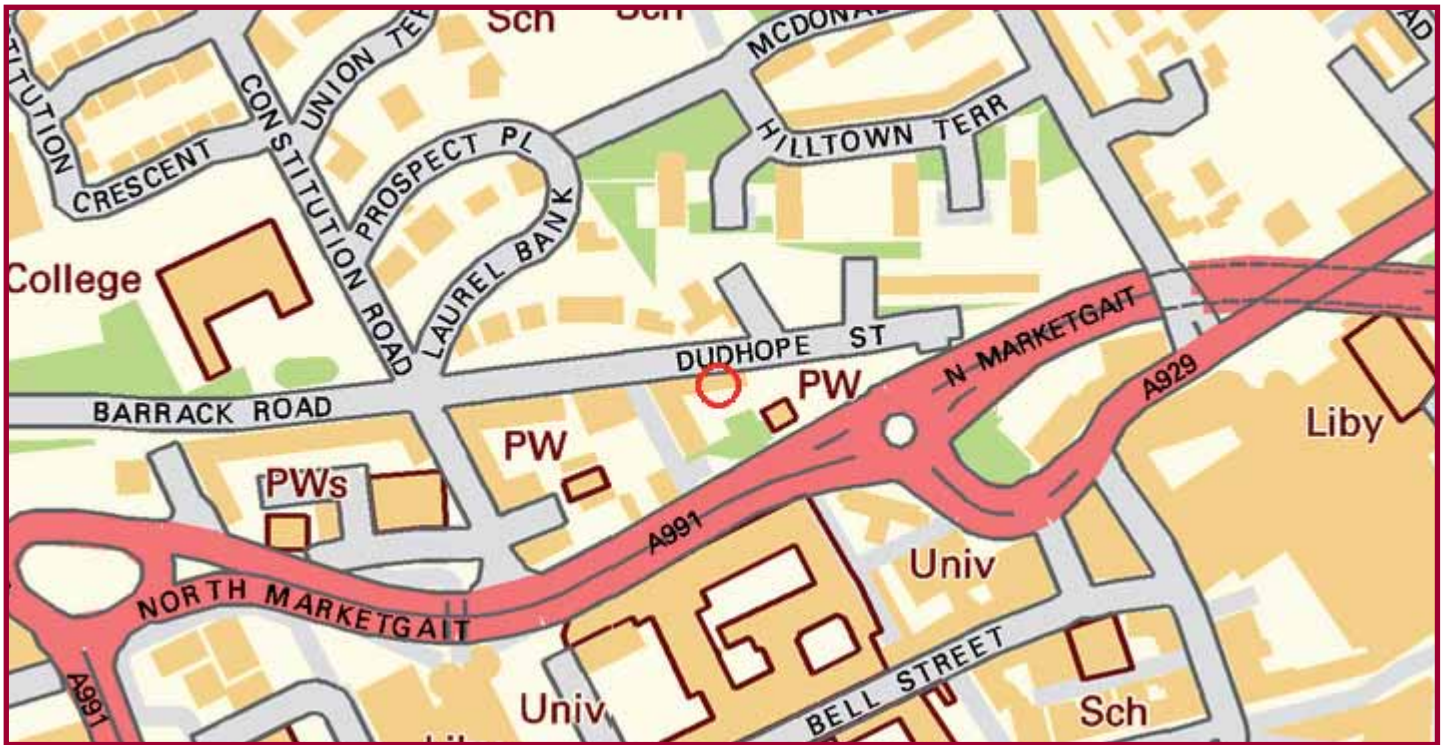
Accompanied viewing contact Solicitors on 01382 201000

Disclaimer:

If travelling a distance to view, we recommend you check with us on the day of viewing to confirm the property is still unsold. These particulars are prepared in good faith but are not warranted and do not form part of any contract. All measurements approximate. No warranty is given for any appliances or services mentioned

A copy of the Home Report for this Property is available through the Selling Agent





2ND FLOOR FLAT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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