



**MML Law**

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**01382 206000 DUNDEE CITY | ANGUS | FIFE**

20A Barnes Avenue, Dundee, DD4 9AF

## Offers Over £105,000



### *"Stunning Ground Floor Lovely Family Home"*

Accommodation: Entrance Hall, Lounge, 2 Double Bedrooms, Kitchen, Shower-Room, Double Glazing, Gas Central Heating, Private Front Garden, Communal Drying Green.



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# 20A Barnes Avenue, Dundee, DD4 9AF

## Description

MML Law are delighted to bring to the market this well-presented ground floor flat in an established development in Dundee

Accommodation comprises: Entrance Hall with storage. Spacious, bright lounge offering comfortable living space, modern fitted kitchen fitted with ample base and wall units, breakfast bar, electric oven and hob, fridge freezer, washer/dryer. Two double bedrooms. Shower room with two-piece suite and walk-in shower cubicle with mains shower. The property benefits from gas central heating and double glazing throughout. Private garden to the front and mutual garden grounds to the rear. Ample on-street parking.

Included in the sale are all carpets and floor coverings, electric wall fire in lounge and all kitchen appliances.

This property can only be described as in walk-in condition and early viewing is highly recommended.

## Area

This is a great opportunity to purchase a well-proportioned ground floor flat located within a popular and established residential area. The location allows ease of access to a wide range of amenities including schools, local shops, Dundee College and commuter bus services. In addition, the property is conveniently located for access to the Kingsway with its wealth of retail and business outlets.



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## Viewing

Contact Solicitors for an appointment to view. Alternatively for evenings and weekends telephone 07517 492833.

## Home Report

Contact Solicitors for a copy of the Home Report.

## Accommodation

Lounge	14'9" x 11'5"
Kitchen	8'12" x 8'9"
Bedroom 1	11'8" x 10'9"
Bedroom 2	10'11" x 9'3"
Shower-room	8'1" x 6'3"



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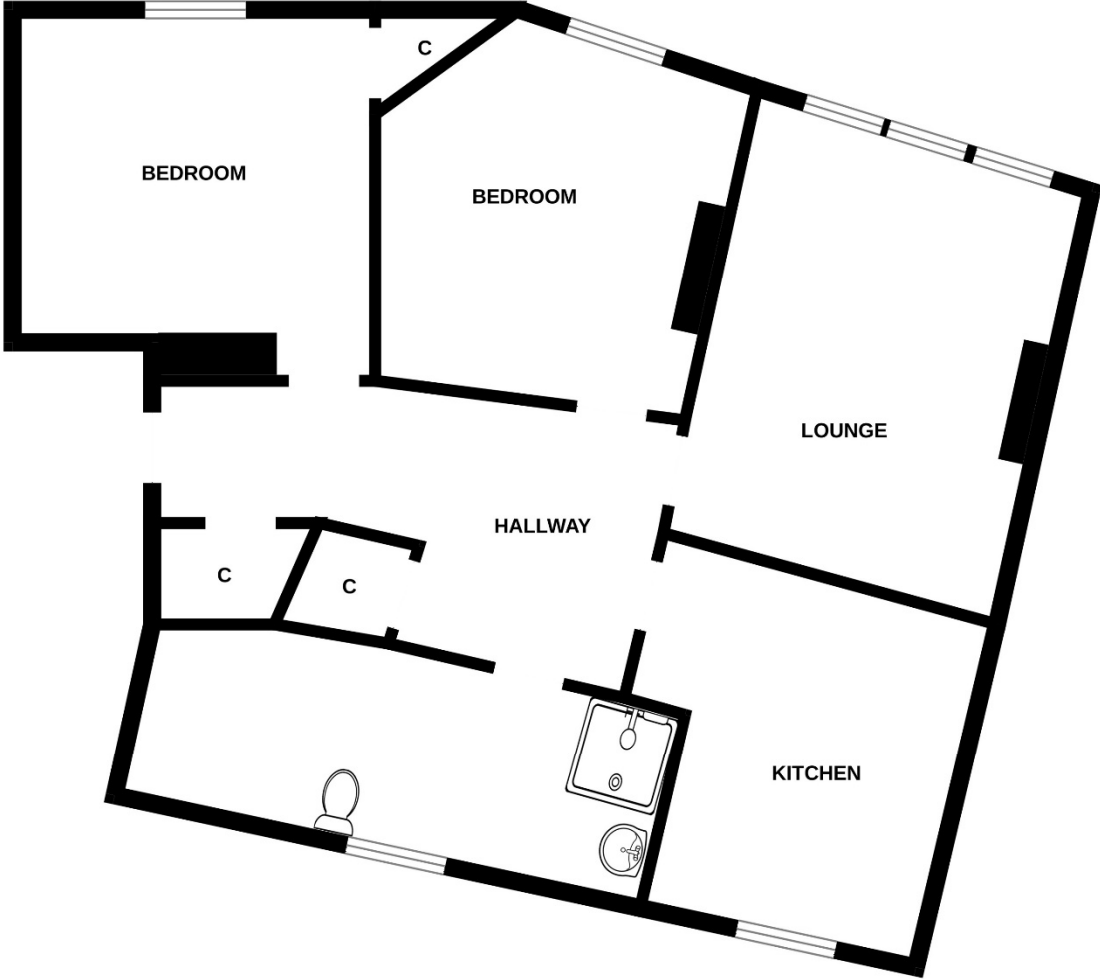


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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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