



MML Law

MMLLAW .CO. UK

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01382 206000

property@mmlaw.co.uk

01382 206000 DUNDEE CITY | ANGUS | FIFE

3/L, 13 Cardean Street, Dundee, DD4 6PS

Offers Over
£62,000



"Investment Opportunity"

Accommodation: Hall, Lounge/Kitchen, Double Bedroom, Shower-Room, Double Glazing, Gas Central Heating, Shared Drying Green.



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Description

This Third Floor Flat has been well maintained and is presented with fresh décor.

The property offers an ideal opportunity for the first time buyer or buy to let investor to acquire well-proportioned accommodation close to all amenities.

The Entrance Hall provides access to all of the rooms. The Lounge is a good-sized room with original ceiling coving and centre rose. The kitchen area is fitted with modern wall and base mounted units, integrated electric oven and hob. Washing machine and Fridge.

The Double Bedroom sits to the rear with built-in cupboard. The shower-room is fitted with two-piece white suite and walk-in shower cubicle with electric instant shower.

Outside

Communal garden to the rear with lawn and clothes drying poles.

Location

Located to the north of the City close to schools at both primary and secondary level, local shops and amenities and within easy reach of supermarkets, retail parks and the City Centre is within walking distance of the property. The A90 dual carriageway provides useful links to other major towns and cities.



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Viewing

To view contact Solicitors on 01382 206000.

Home Report

Contact Solicitors for a copy of the Home Report.

Accommodation

Lounge/Kitchen 14'6" x 12'2"

Bedroom 17'4" x 12'3"

Shower-room 8'7" x 4'3"



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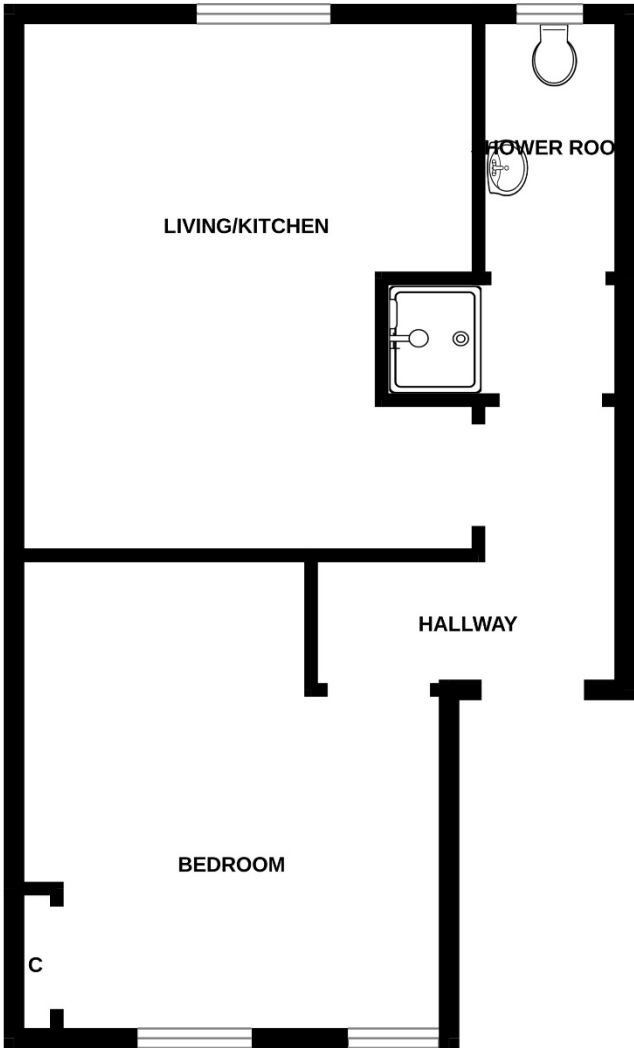


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THIRD FLOOR



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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