



MML Law

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01382 206000 DUNDEE CITY | ANGUS | FIFE

12 Byron Street, Dundee, DD3 6RF

Offers Over
£100,000



"Quiet Friendly Neighbourhood With Excellent Schools at Both Primary & Secondary Levels Close By"

Accommodation: Hall, Lounge, Dining Kitchen, 2 Double Bedrooms, Shower-Room, Double Glazing & Gas Central Heating.



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Description

Upper Flat, situated in a popular residential area to the north of the City. The property is in the need of upgrading and this is reflected in the asking price.

Accommodation comprises:- Entrance with stairs leading up to all accommodation. The upper hallway provides access to all accommodation and has 2 large storage cupboards. The spacious lounge provides comfortable living space with further shelved storage cupboard. The dining kitchen is accessed from the lounge and is fitted with a range of wall and base mounted units, electric hob and oven and washing machine. Ample space for table and chairs. There are two double bedrooms each benefitting from storage cupboards and shower-room with two-piece suite and walk-in shower cubicle housing electric shower.

Outside

The property is accessed via a slabbed path to the front with a small area of garden laid in chips, bound by low metal fencing. There is an open plan shared drying area to the rear with sections of private garden ground.

Area

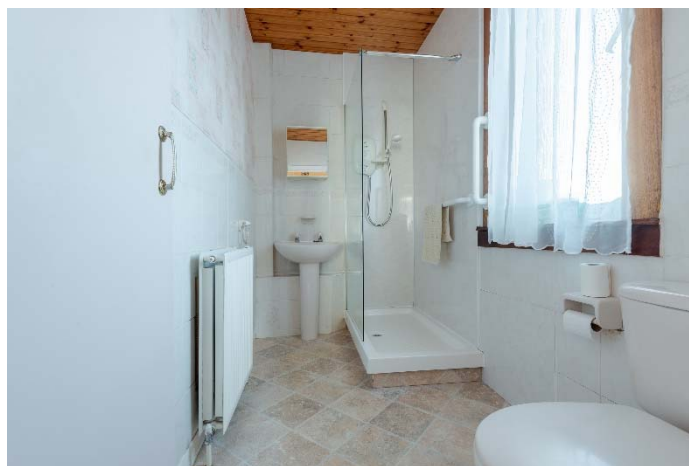
Located to the north of the City close to schools at both primary and secondary level, local shops and amenities and within easy reach of supermarkets, retail parks and the City Centre by regular public transport. The A90 dual carriageway provides useful links to other major towns and cities.

Included In Sale

The property is sold as seen.



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Viewing

To view telephone the Solicitors on 01382 206000.

Home Report

For a copy of the Home Report

Accommodation

Lounge	16'3" x 11'6'
Kitchen	12'10" x 8'10"
Bedroom 1	12'1" x 9'5"
Bedroom 2	12'1" x 9'5"
Shower-room	8'4" x 5'3"



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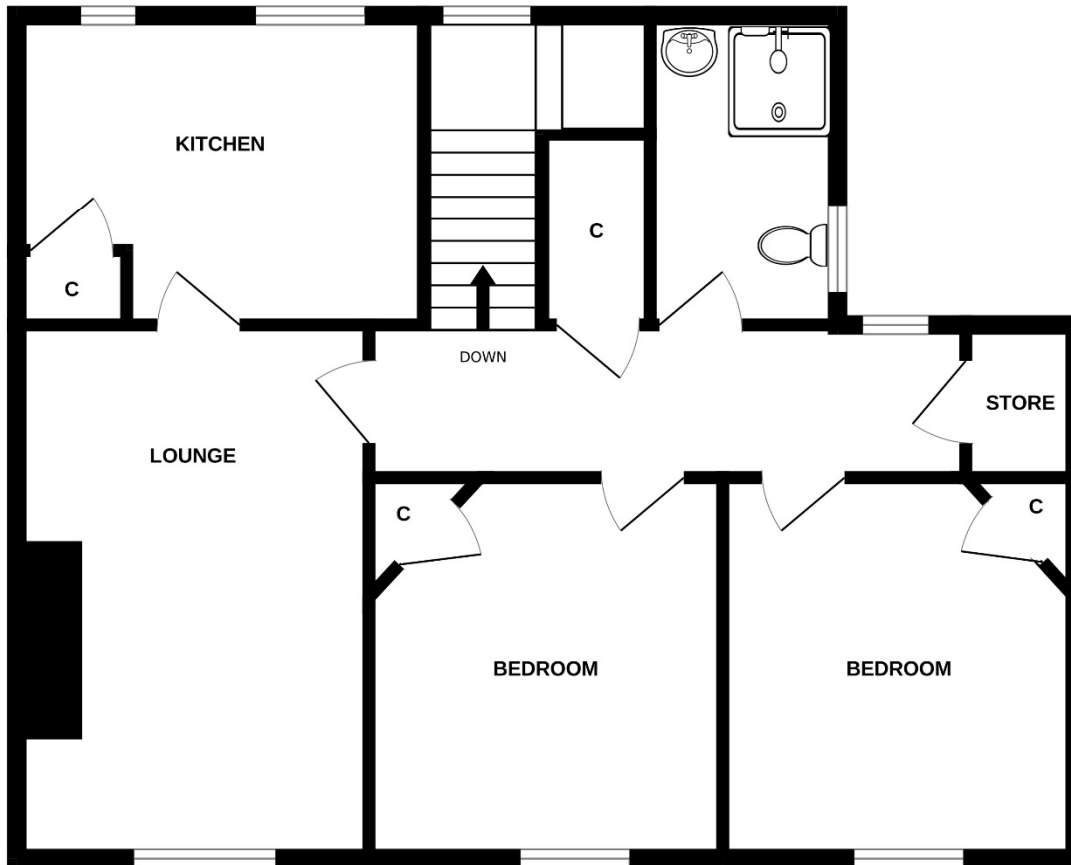


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FIRST FLOOR



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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