



MML Law

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01382 206000 DUNDEE CITY | ANGUS | FIFE

221 Yarrow Terrace, Dundee, DD2 4DZ.

Offers Over
£85,000



***"Bright First Floor Flat In
Walk-In Condition"***

Accommodation: Hall, Lounge, Kitchen, 2 Double Bedrooms, Bathroom, Electric Space Heating, Double Glazing, Secured Entry, Bay Parking.



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Description

An excellent opportunity to purchase this two bedroom first floor flat which is located in a very popular residential area within a few minutes walk of Ninewells Hospital.

The property is in move in condition throughout and practical benefits include double glazing, electric heating and a secure entry.

The accommodation comprises, spacious hallway with ample space for home office area, large walk-in storage cupboard, a bright south facing lounge featuring views looking out to the River Tay, Kitchen fitted with wall and base mounted units, Electric Cooker, Washing Machine and Fridge Freezer. Ample room for a table and chairs Two double bedrooms with one benefitting from fitted storage and the bathroom with 3 piece suite having electric shower over the bath and Linen cupboard.

Externally there is a shared drying green and ample bay parking. This property will be appeal to a wide variety of buyers including investors and those looking for a first home.

Viewing is highly recommended.

Included In Price

Carpets and Floor coverings, window blinds where fitted, kitchen appliances.

Area

Yarrow Terrace is situated close to all local amenities including schools at both Primary and Secondary levels, shops and mainline bus service. Ninewells Hospital and Dundee Technology Park are within walking distance and Universities are only a short distance away.



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Viewing

To view contact the Solicitors on 01382 206000.

Home Report

For a copy of the Home Report contact the Solicitors.

Accommodation

Lounge	15'10" x 12'3"
Kitchen	10'8" x 8'5"
Bedroom 1	12'7" x 10'4"
Bedroom 2	12'2" x 10'8"
Bathroom	8' x 5'10"



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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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