



**MML Law**

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

8A Dalglish Road, Dundee, DD4 7JR

FIXED  
£127,000

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***"First Floor Flat In Popular Area Of The City"***

Accommodation: Hall, Lounge/Dining, Kitchen, 2 Double Bedrooms, Bathroom, Double Glazing, Gas Central Heating, Secured Entry, Garage.



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# 8A Dalgleish Road, Dundee, DD4 7JR

## Description

MML Law are delighted to bring to the market, this spacious 2 bedroom flat located in an established and popular area of the City mid-way between Dundee and Broughty Ferry.

The accommodation comprises, hallway with large walk-in storage cupboard, bright lounge/dining offering comfortable living space, fitted kitchen with gas hob, oven and washing machine, ample space for small table and chairs, 2 double bedrooms, both benefitting from fitted wardrobes and views towards the River Tay. Fully tiled bathroom with three piece fitted suite and electric shower over the bath.

The property benefits from gas central heating, double glazing and secured entry system. This property would be ideal for the first time buyer or investor and must be viewed to be fully appreciated.

## Outside

Open plan well maintained garden grounds and communal drying area. Garage.

## Area

Adjacent to Mayfield playing fields the property is well-placed for: retail parks, supermarkets, schools, city centre, Broughty Ferry, main arterial routes and commuter transportation connecting to all parts of the city.

## Included In Price

All carpets and floor coverings, light fittings, blinds where fitted, hob, oven and washing machine.





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## Viewing

To arrange a viewing, telephone the Solicitors on 01382 206000.

## Home Report

For a copy of the Home Report contact the Solicitors.

## Accommodation

Lounge/Dining	19'5" x 16'5"
Kitchen	10'1" x 9'3"
Bedroom 1	10'11" x 10'7"
Bedroom 2	12'1 x 9'1"
Bathroom	6'9" x 5'8"



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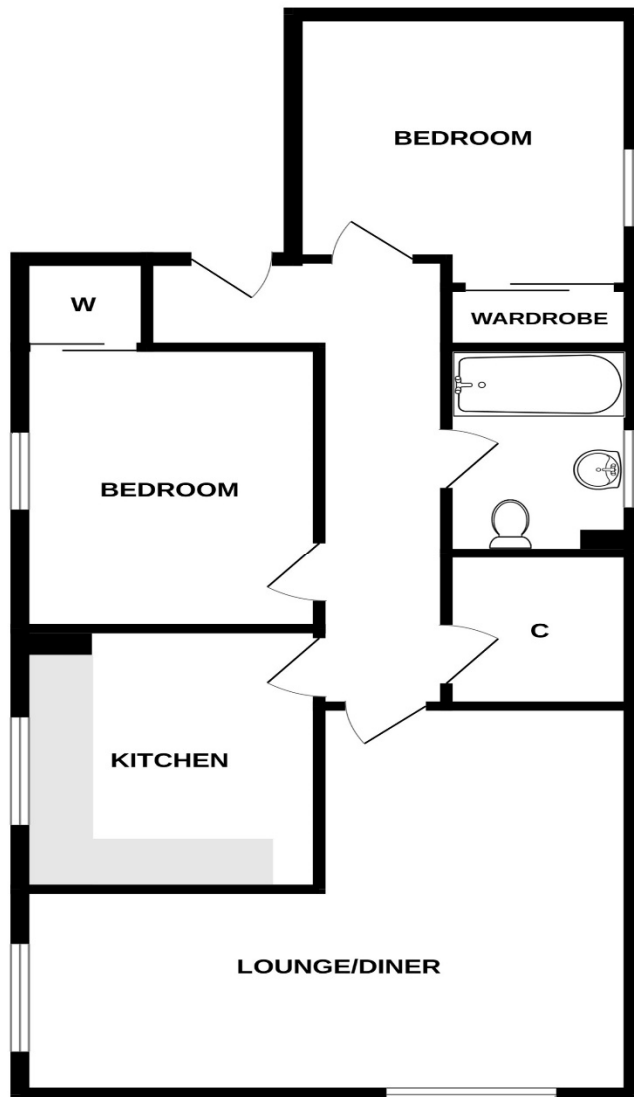


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## FIRST FLOOR



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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