



MML Law

MMLLAW.CO.UK

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01382 206000 DUNDEE CITY | ANGUS | FIFE

45D Abercorn Street, Dundee, DD4 7FA

FIXED PRICE £135,000
Home Report Valuation is
£140,000



***"Spacious 1st Floor Flat In Sought
After Residential Area"***



Accommodation: Hall, Lounge/ Dining, Kitchen, Bathroom, 2 Double Bedrooms, Double Glazing.
Electric Heating, Communal Gardens, Resident and Visitor Parking, Secured Entry System.



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Description

MML are pleased to bring to the market this first floor flat set within a highly sought after location of similarly styled and well maintained properties. The property has recently been redecorated throughout.

The subjects comprise: Good sized Entrance Hall which provides access to all accommodation. Spacious storage cupboards. The bright lounge/dining room has two windows, one with Juliet balcony and ample space for dining table and chairs. Views over the Tay. The Kitchen is fitted with ample wall and base mounted units and integrated oven and hob. Two good sized double bedrooms, both benefitting from fitted wardrobes. The bathroom is fitted with a 5 piece suite incorporating, WC, Bidet, Sink with vanity unit, bath and shower enclosure.

Double glazing throughout and electric heating.

Properties within this category and location are highly sought after, we therefore recommend early viewing.

Outside

Gardens are mutual and well maintained. Ample Residents and Visitor Parking.

Factor fees are around £50 per month and are paid to Simply Factors. This covers the maintenance of the communal areas and gardens.

Included In Price Area

All carpets and floor coverings, integrated oven and hob.



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Area

This property is situated in a sought after area, to the east of Dundee City. Local amenities including shops and mainline bus service are close to hand. Easy commuting access to all parts of the City and Dundee City Centre is only a short drive away. Schools at both Primary and Secondary levels are at hand with Craigiebarns at primary level and Greenfield Academy and St Paul's Academy at secondary level.

Viewing

To view contact the Solicitors on 01382. Alternatively for evenings and weekends telephone 07753 659617.

Home Report

For a copy of the Home Report contact the Solicitors.

Accommodation

Lounge	21'5" x 16'
Kitchen	12'11 x 7'11"
Bathroom	12'3" x 8'
Bedroom 1	14'4" x 8'3"
Bedroom 2	10'7" x 9'7"



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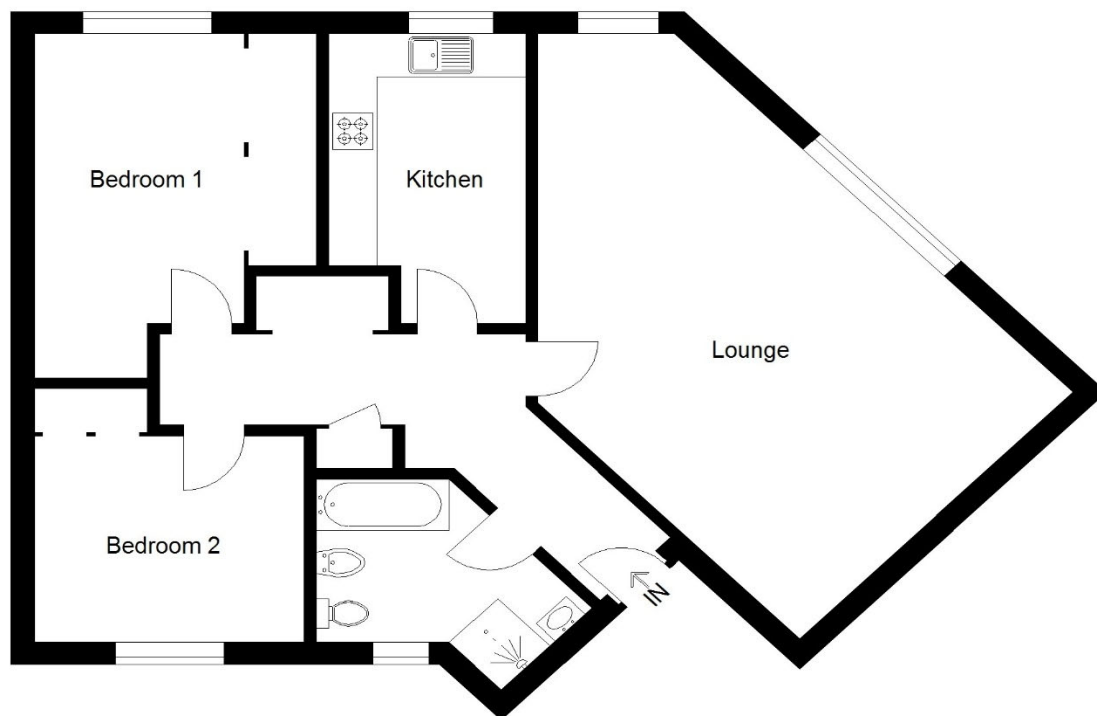


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