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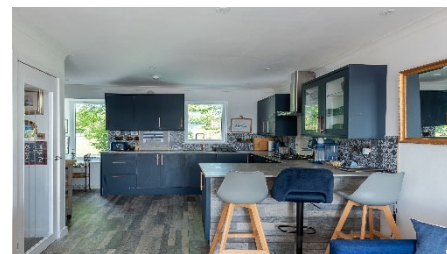
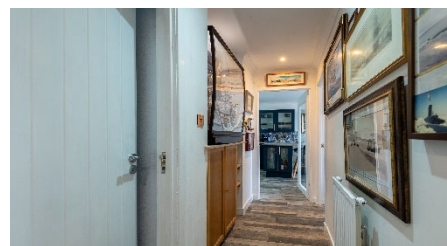
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**01382 206000 DUNDEE CITY | ANGUS | FIFE**

115D Arbroath Road, Dundee, DD4 6HS.

Offers Over  
£145,000



***"Spacious First Floor Flat"***

Accommodation: Entrance Hallway, Open Plan Lounge/Dining Kitchen, Two Bedrooms, Shower Room, Gas Central Heating & Double Glazing, Private Communal Parking to the rear, Garage.



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## Description

Excellent opportunity to purchase this First Floor Flat situated in a block of similarly styled properties in a well maintained block.

Accommodation comprises of: Entrance Hallway, Spacious Open Plan Lounge with Diner/ Kitchen providing breakfast bar and stools, two spacious bedrooms and modern shower room with electric shower and glazed screen.

The property provides spacious accommodation and will be of interest to a variety of purchasers. Ideally located for all amenities, schools, shops, bus routes and Baxters Park is only a short walk away. Also close-by is Dundee City Centre and Universities.

The property benefits from gas central heating and double glazing throughout.

Early viewing is highly recommended to avoid disappointment as properties in this category are highly sought after.

## Outside

There is on street parking and private communal parking to the rear, there is also a garage that comes with the property, this is larger than your average garage this would allow parking and storage.

## Area

Arbroath Road is in a well established residential area and comprises of a mix of property styles. Approximately one mile North-East of Dundee City Centre. The property enjoys an elevated South-facing position with open views across the town towards the River Tay. To the front of the property overlooks Baxter Park.

## Included In Sale

Carpets, floors coverings, window fitments, light fitments where fitted.





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## Viewing

By appointment through Solicitors on 01382 206000 or alternatively for evenings and weekends  
telephone 07709 488 214?

## Home Report

Contact Solicitor for a Copy of the Home Report.

## Accommodation

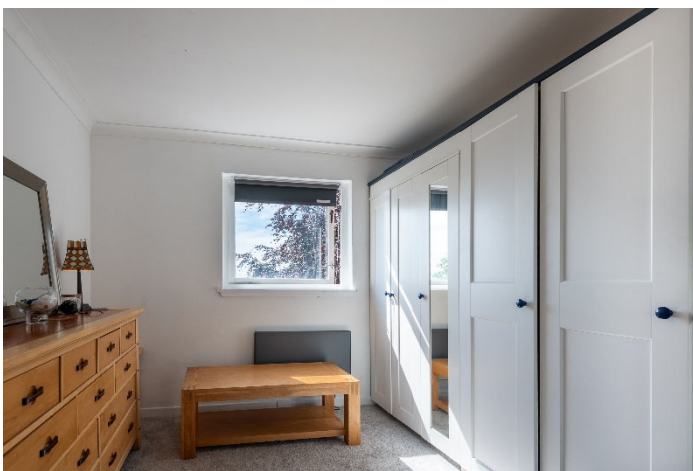
Open Plan Lounge/Kitchen Diner	17' x 24"
Bedroom 1	13' x 10'
Bedroom 2	13' x 8'3"
Shower Room	6' x 6'7"



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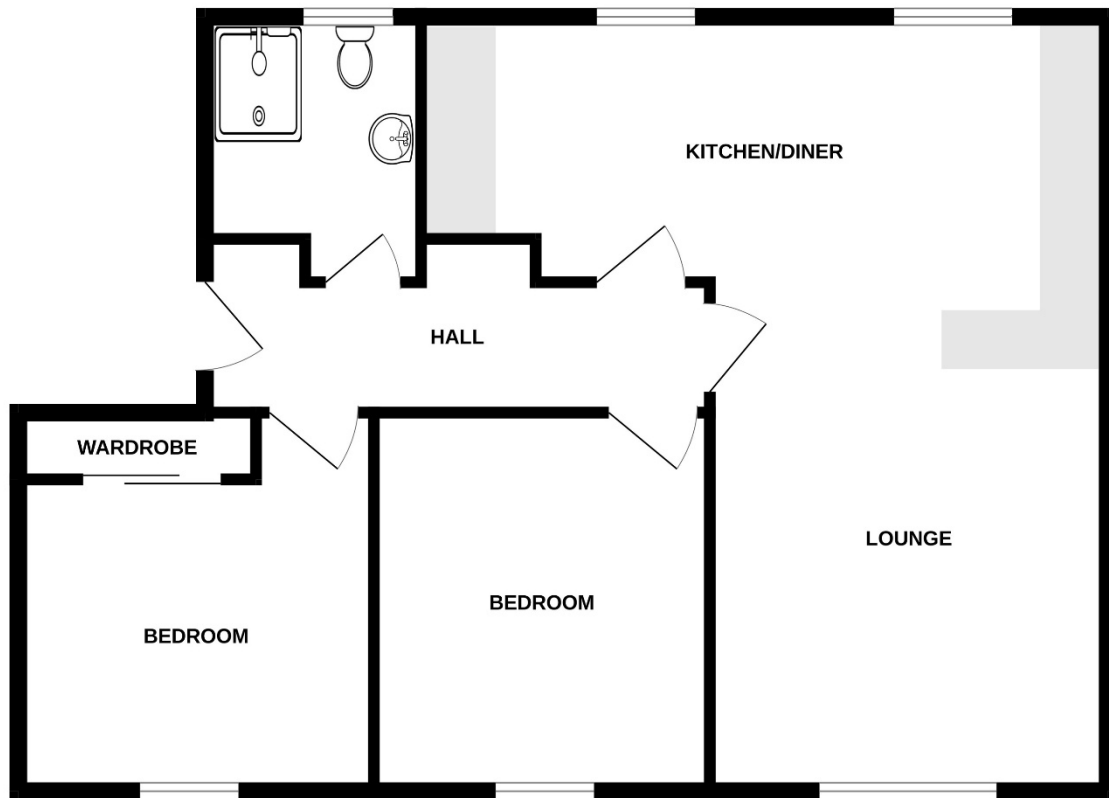
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## 1ST FLOOR



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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