



MML Law

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01382 206000 DUNDEE CITY | ANGUS | FIFE

57 Gardner Street, Dundee, DD3 6DL

Offers Over
£130,000



***"Spacious Two Bedroomed Upper
Floor Flat In Walk-In Condition"***

Accommodation: Entrance Hall, Lounge, 2 Double Bedrooms, Kitchen, Bathroom, Double Glazing, Gas Central Heating, Area of Private Garden, Shared Drying Green.



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Description

This is an excellent opportunity to purchase an upper apartment in a popular residential location. The property offer comfortable accommodation which comprises: bright and spacious lounge with bay window offering views to Balgay Hill, feature fireplace served by an electric fire. Contemporary fitted kitchen with a range of wall and base units complimented by co-ordinating work surfaces and splash back, electric cooker, washing machine and fridge freezer. Ample space for table and chairs. Two double bedrooms, both benefitting from storage. Bathroom with modern three piece white suite incorporating shower over the bath. Practical attributes include gas central heating, double glazing and private area of garden to rear and mutual drying green.

Included in the sale are all carpets and floor coverings, window blinds where fitted. Cooker, washing machine and fridge freezer. and fire surround and electric fire within the lounge. Excellent opportunity to acquire a spacious property suited to a variety of buyers including first time purchasers. The property may also appeal to investors looking for "Buy to Rent" opportunities in popular locations.

Viewing is recommended to appreciate the accommodation on offer.

Outside

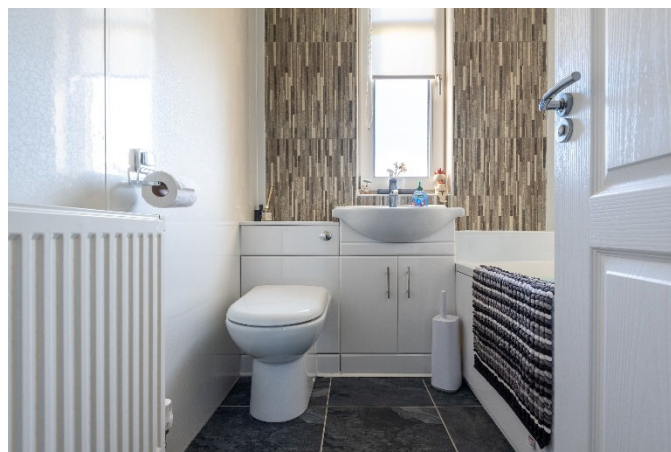
Area of private garden to the rear and mutual drying green

Area

The location allows ease of access to a wide range of amenities including schools, local shops, Dundee College and commuter bus services. In addition the property is conveniently located for access to the Kingsway with its wealth of retail and business outlets.



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Viewing

By appointment through Solicitors telephone on 01382 206000.

Home Report

Contact Solicitors for a copy of the Home Report.

Included In Sale

Floor coverings, light fittings, window fitments. Cooker, fridge/freezer, washing machine and fireplace **(no warranties are given)**

Accommodation

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



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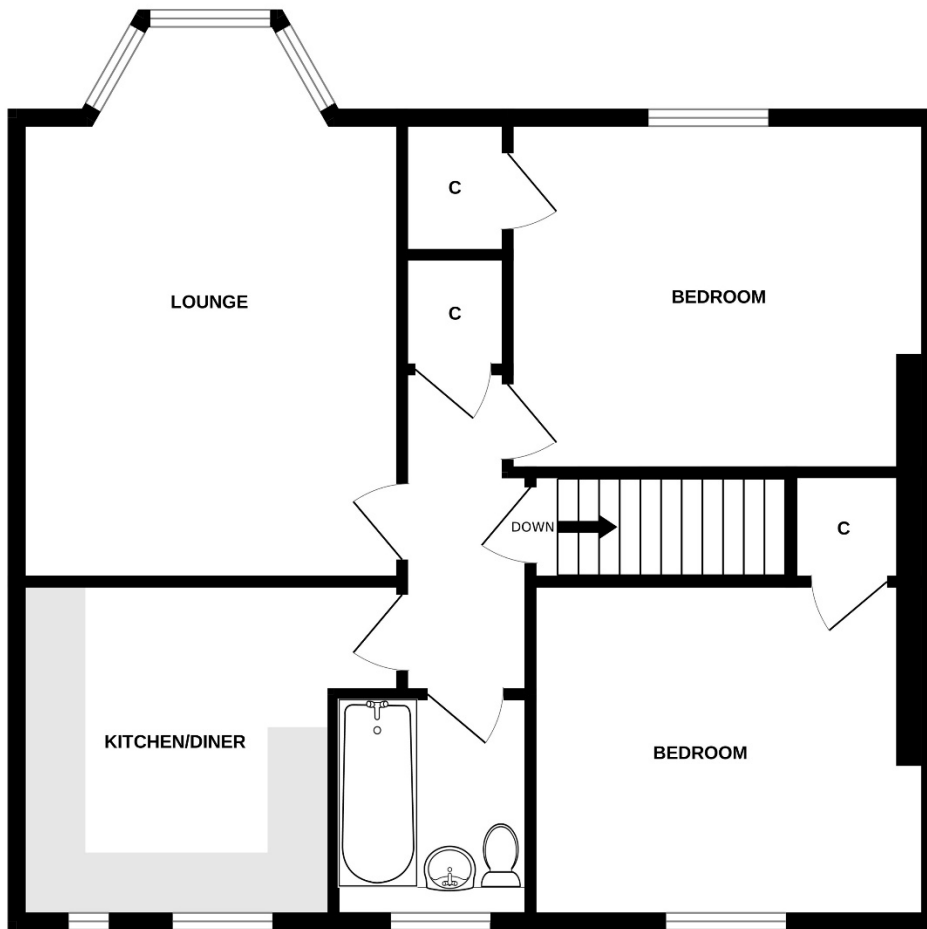
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FIRST FLOOR



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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