



**MML Law**

**MMLLAW.CO.UK**

**MMLLAW.CO.UK**

**01382 206000**

**property@mmlaw.co.uk**

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

54 Strathmore Street, Broughty Ferry, Dundee, DD5 2NZ

**VALUATION £95,000**

**PRICE –  
FIXED £90,000**

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***"Spacious Upper Floor One  
Bedroom Flat, In Sought After Area"***

Accommodation: Entrance Hall, Lounge, Kitchen, Double Bedroom, Shower-Room, Bathroom, Double Glazing, Gas Central Heating, Secured Entry, Shared Drying Area, Open plan Mutual Gardens.



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## Description

Spacious one bedroom flat in popular location. The property has recently been decorated throughout. Ideal property for the property investor or first time buyer.

Accommodation comprises, entrance hall with storage cupboards, good sized lounge, fitted kitchen with wall and base mounted units, gas oven and hob. Double bedroom with built-in wardrobe and fully tiled shower-room with two piece suite and walk-in shower cubicle having mains powered shower..

The property benefits from double glazing, gas central heating and secured entry system.

There is also a useful inside drying area located on the landing adjacent to the property.

## Outside

There is a very useful inside drying area located on the landing adjacent to the flat and open plan mutual garden grounds.

## Viewing

Contact Solicitors for an appointment to view on 01382 206000.

## Home Report

Contact Solicitors for a copy of the Home Report.





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## Accommodation

Lounge 17'3" x 10'4"

Kitchen 9'3" x 7'

Bedroom 13'9" x 9'5"

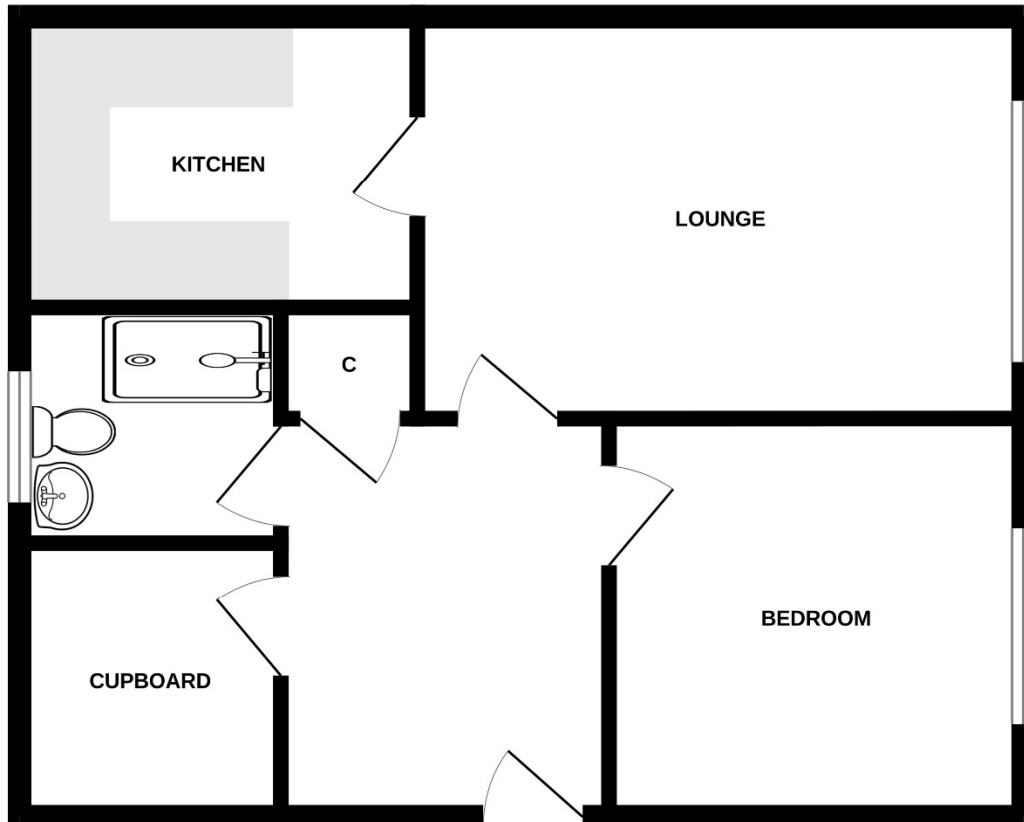
Bathroom 6'3" x 6'3"



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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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