MML Law

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01382 206000

property@mmllaw.co.uk

01382 206000 DUNDEE CITY | ANGUS | FIFE

4C Marryat Terrace, Dundee, DD3 8AP

FIXED PRICE

£88,000

"Spacious First Floor Flat
In Quiet Cul-De-Sac

Accommodation: Entrance Hall, Lounge, 2 Double Bedrooms, Kitchen, Bathroom, Double Glazing, Gas Central Heating, Communal Drying Area.

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Description

MML Law are delighted to bring to the market this well presented first floor flat in an established development in Dundee

Accommodation comprises: Entrance Hall with storage cupboard. Spacious, bright lounge offering comfortable living space, modern fitted kitchen fitted with ample base and wall units, space for cooker, washing machine and fridge freezer. Two double bedrooms, one benefitting from fitted wardrobes and the other with large double wardrobe. Fully tiled Bathroom with three piece white suite and electric shower over bath. The property benefits from gas central heating and double glazing throughout. Mutual garden grounds to the rear. Ample on-street parking.

Included in the sale are all carpets and floor coverings, light fittings, Fire surround with electric fire, double wardrobe in second bedroom.

This property can only be described as in walk-in condition and early viewing is highly recommended.

Area

This is a great opportunity to purchase a well proportioned first floor flat located within a popular and established residential 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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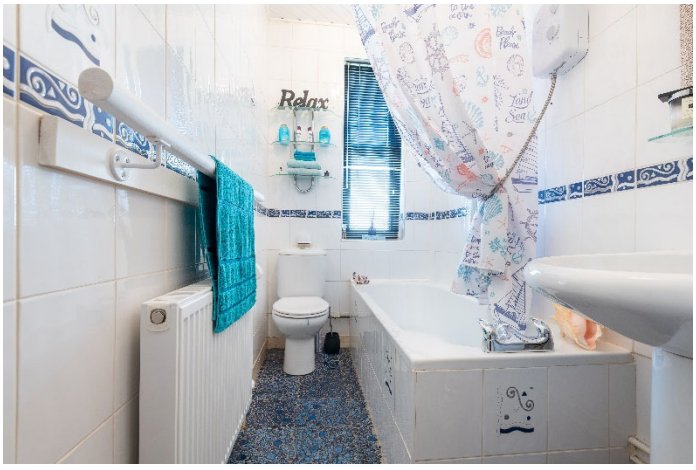

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Viewing

By appointment through Solicitor on 01382 206000.

Home Report

Contact Solicitor for a copy of the Home Report.

Accommodation

Lounge	14'9" x 11'5"
Kitchen	9'3" x 7'6"
Bedroom 1	14'1" x 8'9"
Bedroom 2	12'1" x 10'9"
Bathroom	9'3" x 6'3"

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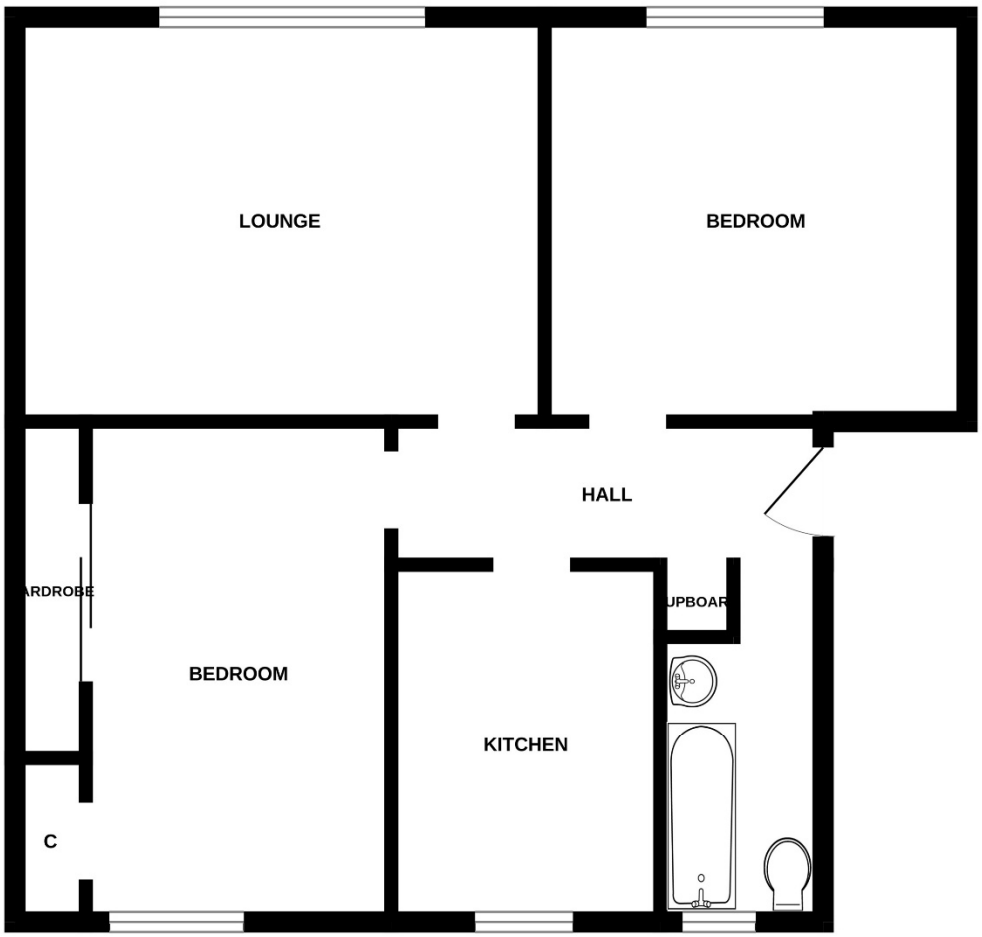
FIRST FLOOR



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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