



Shepherds

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**1/1 478A STRATHMARTINE ROAD
DUNDEE
DD3 9BP
(UPPER FLOOR FLAT)**



OFFERS OVER £67,500

Accommodation

L-shaped hall
Lounge
1 Bedroom
Dining kitchen

Bath/shower room (4 piece suite)
Double glazed
Gas central heating
Garden plot

Viewing by appointment through Shepherds 01382 322781 or 07956 145651

HOME REPORT AVAILABLE: <http://homereport.g-s.co.uk> reference – 2011\05\0126
Enquirers will require to register/login to the above website to obtain the Home Report.

Outstanding own door upper floor one bedroom flat in the popular residential area of Downfield. Good sized rooms throughout and all in fresh walk-in condition with fresh decor and carpets etc. Well situated for amenities and bus routes and access to Kingsway for all directions.

Specification

L-shaped hall

Approached around the back of the property by an external stone stair serving this and the adjoining upper floor flat. Radiator. Hall cupboard with shelves and additional walk-in hall cupboard housing central heating boiler and having a small high level window to the rear. Hatch to loft.

Lounge 12'0" x 9'11"

With double glazed window overlooking Strathmartine Road. Venetian blind. Cupboard with gas meter and shelf. An attractive well proportioned room with plain cornice, carpet and radiator.

Bedroom 1 8'4" x 7'9"

Again with double glazed window overlooking Strathmartine Road. Venetian blind. Radiator at window. Plain cornice and carpet. Single built up wardrobe included if desired.

Dining kitchen 8'10" x 12'4"

A good sized dining kitchen, well fitted out with stainless steel sink and side drainer with mixer tap. Full range of floor and wall units and good working surfaces. Appliances – four ring gas hob and oven, washing machine, tumble drier, fridge and freezer all included without guarantee. Tiled to splashback. Radiator. The window is to the rear of the property and overlooks the garden ground at the back (west facing window).

Bath/shower room 8'7" x 5'0"

A good size room with four piece suite comprising bath, white WHB and WC suite and additional separate shower cubicle. Fully tiled walls. Tiled flooring. Extractor. Small radiator.

Outside

Small area of garden ground separate from the property and laid in chip stones. Useful as a drying and/or play area.

