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**48 ROSEBANK STREET
DUNDEE
DD3 6NA
(TOP FLOOR SOUTHMOST FLAT)**



FIXED PRICE £69,950

Accommodation

Entrance hallway
Lounge
Study
Bedroom

Bathroom
Kitchen
Double glazing
Electric heating

Owner: D. Gallagher
Viewing: by appointment through Shepherds 01382 322781 or 07808 340060
Extras: All floor coverings included in the purchase price together with blinds.

A very attractive top floor flat forming part of a modernised tenement block situated a few minutes from the city centre and convenient for City Centre, Abertay University and other colleges. Excellent decorative order throughout and benefits from electric heating and double glazing.

Accommodation

Entrance hallway

A pleasant and spacious entrance to the property having laminated wood over flooring and electric radiator.

Lounge 12'3" x 11'7" approx

A bright spacious well proportioned room having double glazed window overlooking the front of the property. Fitted vertical louvre blinds. Ceiling mounted spot lights. Electric radiator. Laminated wood flooring.

Study area 10'0" x 3'6" approx

Located off the lounge this is an extremely useful study area with double glazed window having fitted vertical louvre blinds and built in fitted cupboards with hot water tank. Electric radiator.

Bedroom 10'6" x 9'10" approx

A bright spacious room with double glazed window overlooking the rear of the property and having fitted vertical louvre blinds. Shelving at window. Shelved storage cupboard. Ceiling mounted spot lights. Electric radiator.

Kitchen 10'0 x 7'0" approx

A very attractive well fitted kitchen having modern base and high level 'Shaker' style units with contrasting worktop surfaces. Stainless steel sink unit. Washing machine and tumble drier (not guaranteed). Electric hob with under oven. Cooker hood. Fan heater. Tiled splashback. Ceramic tiled flooring. Double glazed window. Fitted vertical louvre blinds.

Bathroom

An attractive room with fully tiled walls and flooring and containing a white suite comprising W.C., wash hand basin, bath with electric shower over. Glazed shower screen. Light with shaver point. Heated towel rail. Extractor fan.

Outside. Mutual drying area to rear

How to get there. From Albert Square go northwards on Meadowside. Continue onto Victoria Road. Turn left into the Hilltown, continue through the first set of traffic lights, turn left at the next traffic lights along Constitution Street. First left into Rosebank Street, number 48 is then on the right hand side.



