



4 HARLOW PLACE, DUNDEE, DD3 6ST
OFFERS OVER £72,000



HOME REPORT VALUATION **£72,000**

EPC RATING **C**



Situated within a block of four properties in a popular residential area of Dundee, this first-floor flat offers spacious accommodation well suited to a range of buyers. The property enjoys convenient access to local amenities including shops, schools, public transport links and road networks providing straightforward travel throughout the city and beyond. Please note that the property is of non-traditional Boot construction and, as such, is typically not considered suitable for mortgage lending purposes.

Accessed via a flight of external steps leading to the front door, the accommodation continues with an internal staircase rising to the main hallway. A Georgian-style glazed door opens into the front-facing lounge, a bright and comfortable room featuring a shallow bay window, fitted carpet flooring and a useful alcove incorporating fitted cupboards and shelving providing additional storage and display space.

The kitchen is of a good size and is fitted with a range of wall and base mounted units together with complementary work surfaces. There is tiled flooring throughout and space for a variety of freestanding white goods.

Both double bedrooms are positioned to the rear of the property, enjoying pleasant outlooks over the shared garden grounds. The principal bedroom benefits from excellent storage by way of fitted wardrobes with sliding doors, while the second bedroom has been attractively finished with decorative wood panelling.

Completing the accommodation is the bathroom, fitted with a three-piece white suite comprising WC, wash hand basin and bath with electric shower over. Tiled walls and flooring provide a practical and easy-to-maintain finish.

Externally, the property benefits from a private area of garden ground located to the side of the building together with shared communal grounds to the rear. On-street parking is available nearby for residents and visitors.

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan, the actual dimensions of the property may vary slightly from those shown on the floorplan. The floorplan is provided for information only and should not be relied upon for any legal or financial purposes. The actual dimensions of the property may vary slightly from those shown on the floorplan. The floorplan is provided for information only and should not be relied upon for any legal or financial purposes.



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