



36D KERRSVIEW TERRACE, DUNDEE, DD4 9BJ
OFFERS OVER £75,000



LCD

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HOME REPORT VALUATION £75,000

EPC RATING **C**



This well-proportioned one-bedroom first-floor flat is situated within an established residential area of Dundee, surrounded by similar style properties. A range of local amenities are conveniently close by, with regular public transport links providing easy access to Dundee city centre and surrounding areas.

The property benefits from gas central heating, double glazing to the main rooms, and access to both private and shared outdoor space, making it an appealing and practical home.

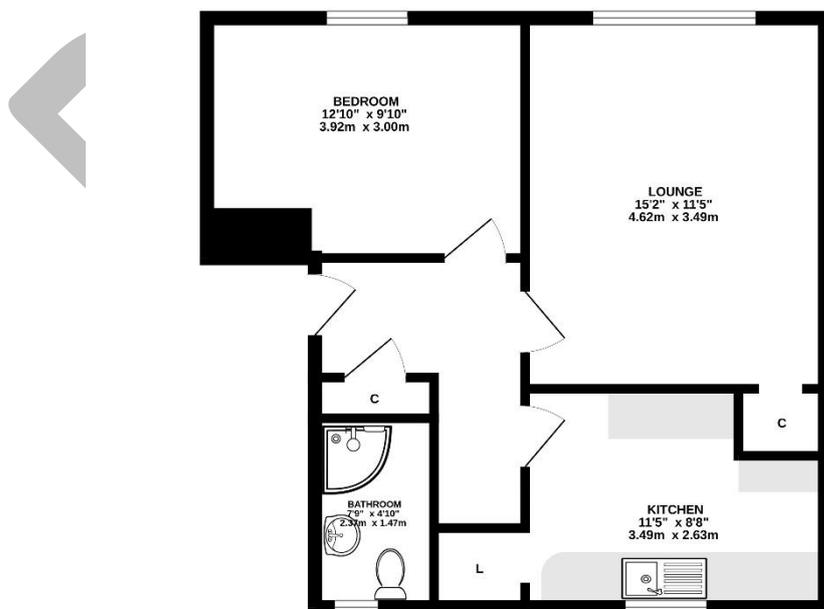
Accessed via a communal staircase, the accommodation opens into a central hallway providing access to all rooms. To the rear of the property lies the kitchen, fitted with wall and base units and offering ample space for freestanding appliances. A generously sized larder provides excellent additional storage.

The spacious lounge is positioned to the front of the property and features carpeted flooring along with an electric fire set within a marble-effect surround and timber hearth, creating a comfortable and welcoming living space. The double bedroom is also located to the front and benefits from a south-facing window, allowing for excellent natural light.

The shower room is fitted with a vanity unit and bulkhead storage, a corner shower cubicle, and is finished with tiled walls and flooring for ease of maintenance.

This property would be well suited to first-time buyers or those seeking a buy-to-let investment. Early viewing is highly recommended to appreciate the space and potential on offer.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 fixtures, fittings and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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