



72 HARRISON AVENUE, DUNDEE, DD2 3SU
OFFERS OVER £60,000.00



Lawson, Coull & Duncan | 01382 227555
Solicitors, Notaries & Estate Agents | Reception@lawsoncoull.co.uk
www.lawsoncoullduncan.co.uk

HOME REPORT VALUATION **£130,000.00**
(100% Share)



EPC RATING - D

This is a fantastic opportunity to purchase a one-quarter share of this well-presented terraced bungalow, located within the popular residential area of Ardler, forming part of a Caledonian Housing complex. Many local amenities are nearby, and excellent transport links provide easy access to Dundee city centre. The property benefits from full double glazing, electric heating, and floorcoverings throughout.

The accommodation opens into a large entrance hallway, with storage cupboard, leading to all rooms. The large south facing lounge, with picture window, overlooks the rear gardens. The kitchen is fully fitted with modern wall and base units and the electric cooker and Indesit washing machine are included. Stainless steel sink and drainer, door to rear garden.

The main double bedroom overlooks the front of the property and benefits from triple fitted wardrobes. The second double bedroom again overlooks the front of the property. Tiled shower room with WC, wash-hand basin and mobility access shower area.

Externally there is a low maintenance private garden, and communal garden grounds also.

Please note that the purchaser must be over the age of 55 and there is a monthly rent payable to Caledonian Housing.



