



3/L, 89 ARBROATH ROAD, DUNDEE, DD4 6HJ
OFFERS OVER £85,000



HOME REPORT VALUATION £85,000

EPC RATING E

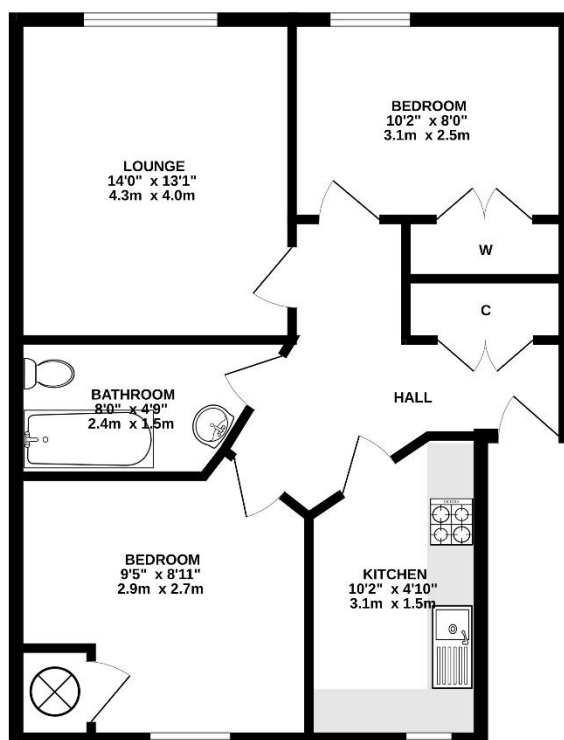


Lawson Coull & Duncan are delighted to bring to the market this attractively presented, spacious 2 bed flat located in the well-established Stobswell residential area. Local amenities are close by, and Dundee City Centre is within easy walking distance.

The flat is in excellent decorative order throughout with the accommodation comprising:- entrance hallway, with storage cupboard, leading to all rooms; large spacious lounge; two bedrooms; modern galley style fitted kitchen with wall and base units, integrated hob and oven, stainless steel sink and drainer, and additional washing machine, fridge and freezer; and bathroom with three piece suite with electric shower over bath; mutual enclosed gardens to the rear of the property.

Early viewing is highly recommended.

THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lawson, Coull & Duncan | 01382 227555

Solicitors, Notaries & Estate Agents

| Reception@lawsoncoull.co.uk

| www.lawsoncoullduncan.co.uk

