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**5A BANK MILL ROAD, DUNDEE, DD1 5QB  
OFFERS OVER £95,000**

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HOME REPORT VALUATION £95,000

EPC RATING

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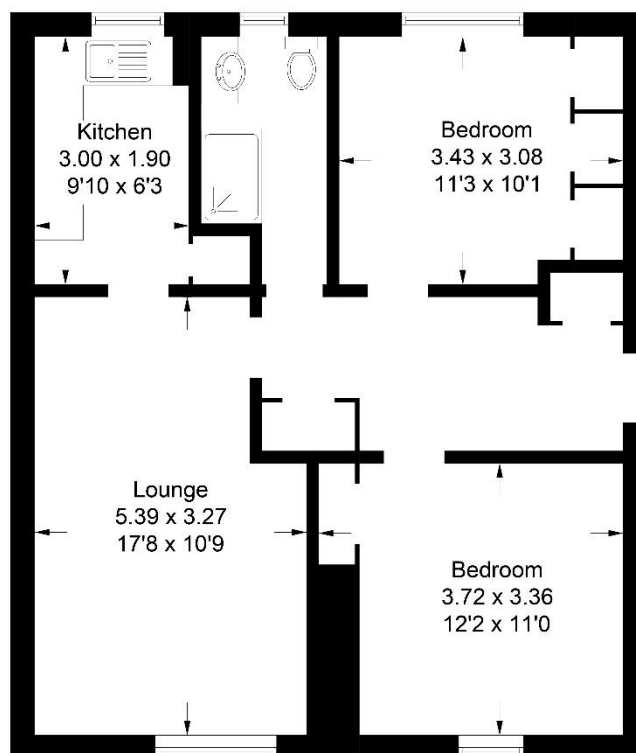
This two-bedroom ground floor flat forms part of an end-terraced block of six flats. The property is located close to basic amenities and is within easy reach of Dundee City Centre. In addition, the property is within walking distance of the University of Dundee and major bus routes connecting the flat to the City Centre, Ninewells Hospital and the surrounding areas.

The flat enters to the hallway which is floored in linoleum and houses two storage cupboards and a radiator. The lounge is found to the front of the property with a large window looking over the private garden. The kitchen is floored in linoleum and has been fitted with modern wall and base units. The countertop is wood effect and has a similar wood effect backsplash lining the counter area. The kitchen has also been fitted with an integrated hob and oven and is complete with a washing machine. There is a rear-facing window above the stainless-steel sink and draining board. The appliances are sold as seen and with no warranty.

The main bedrooms are both of similar size and are floored with carpet. One bedroom benefits from a built-in wardrobe with shelving, and the other is fitted with full length wardrobe and drawers. The shower room has been floored in linoleum and has floor to ceiling tiles. The room consists of a shower cubicle with, w.c., vanity unit with extra storage and a heated towel rail. Downlights light the room, and a frosted glass window allows for natural light to enter the space.

The property benefits from having its own outside space as well as a communal drying green. The garden consists of a lawned area bordered with flower beds and mature shrubs.

The property would suit both First Time Buyers as well as the Buy to Let market. Early viewing is highly recommended to fully appreciate this property.



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1069603)



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