



74 MORTIMER STREET, DUNDEE, DD3 6RA
OFFERS OVER £95,000



HOME REPORT VALUATION **£95,000**

EPC RATING **C**



This ground floor two bedroom apartment is located within a popular residential area of similar style properties. The property is a good size throughout and is a brilliant opportunity for investors or first-time buyers looking to make the property their own. The subjects are excellently located on a main bus route providing access to Dundee City Centre and the surrounding areas. There is also easy access to local amenities on Strathmartine Road including grocery stores and pharmacy.

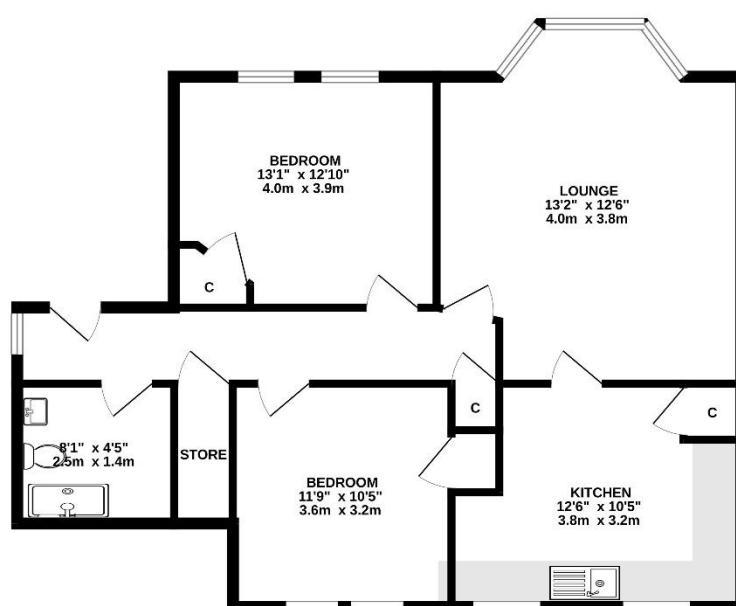
The property opens to the hallway which is laid with carpet flooring and includes an exceptionally large storage cupboard. The lounge is located to the front of the property and benefits from a bay window allowing ample natural light into the room. The focal point of this room is the electric fireplace with decorative surround. Accessed from the lounge is the kitchen which is fitted with wall and base units and breakfast bar. The room is suitably sized with plentiful space for white goods. The free standing cooker with gas hob, tumble dryer, fridge freezer and washing machine are included in the price. The kitchen also benefits from three rear facing windows looking over the gardens and tiled flooring.

The two double bedrooms are of similar size with one to the front of the property and the other to the rear. Both are fitted with carpet flooring and benefit from storage cupboards. The shower room includes a large walk in shower cubicle with an electric shower, wash hand basin and W.C. The room is finished with a wet wall surround and frosted window.

Externally the property benefits from a communal drying green and private garden grounds to the front and rear.

The subjects are in need of renovation and modernisation which is reflected in the valuation. Early viewing is highly recommended to fully appreciate the potential of this property.

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The landlord, tenants and any other persons have not been named and no guarantee as to their availability or efficiency can be given.
Made with Floorplan 2007



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