



**FLAT C, 15 COLINTON PLACE, DUNDEE,
DD2 2BX
OFFERS OVER £70,000**



LCD

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HOME REPORT VALUATION £70,000

EPC RATING

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Set within an established block of eight properties in a convenient and popular residential location close to Balgay Hill, this generously proportioned two-bedroom first floor flat offers bright accommodation, excellent storage and fantastic scope for upgrading — ideal for first-time buyers, investors, or purchasers seeking a property they can modernise to their own taste.

The lounge is a particularly attractive room, positioned to the front of the property and enjoying a large south-facing window, allowing for excellent natural light throughout the day. A further side-facing window provides an additional outlook across surrounding green areas, creating a bright and pleasant living space.

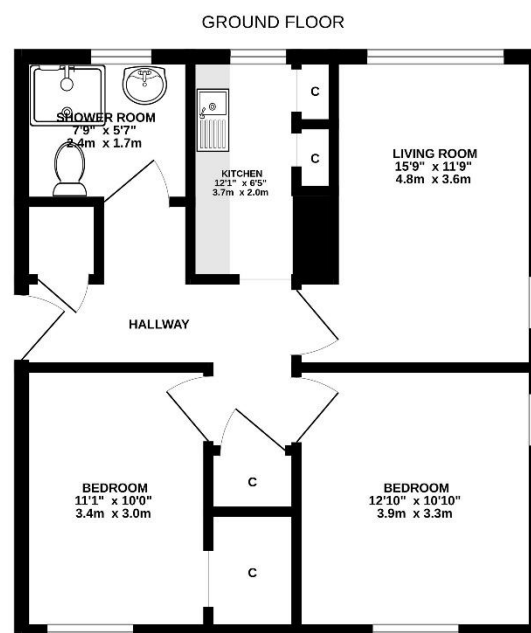
Also positioned to the front, the kitchen is fitted with a range of wall and base units, complemented by tiled splashback detailing and practical linoleum flooring. There is a useful storage cupboard, recessed alcove housing the cooker, and space for additional white goods. The fridge freezer and washing machine are included within the sale.

Both bedrooms are well proportioned doubles, offering comfortable accommodation and flexibility of use. One bedroom is finished with carpet flooring and includes a built-in cupboard housing the boiler, while the second is fitted with linoleum flooring.

The shower room, fitted with shower cubicle, wash hand basin and WC, features partial wet wall finishes and a frosted window for natural ventilation and light. While requiring upgrading, it offers clear potential for refurbishment.

The hallway offers excellent storage, benefiting from both a linen cupboard and separate storage cupboard. In addition, a substantial private storage area within the communal stairwell provides exceptional additional space — ideal for bicycles, outdoor furniture or larger household items.

Externally, there is a communal drying green to the rear, while the property's location places local amenities, schooling, transport links and beautiful walks at Balgay Park and surrounding green spaces all within easy reach.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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