



**93 DOCHART TERRACE, DUNDEE, DD2 4ES
OFFERS OVER £85,000.00**



HOME REPORT VALUATION £85,000.00

EPC RATING

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This two-bedroom second-floor flat is located within an established residential area in Dundee. There is easy access to many amenities including shops, supermarkets, transport links and Ninewells Hospital. The property is in excellent decorative order throughout and is in move-in condition. The flat is accessed using a secure entry system which opens to a shared hallway and stairwell.

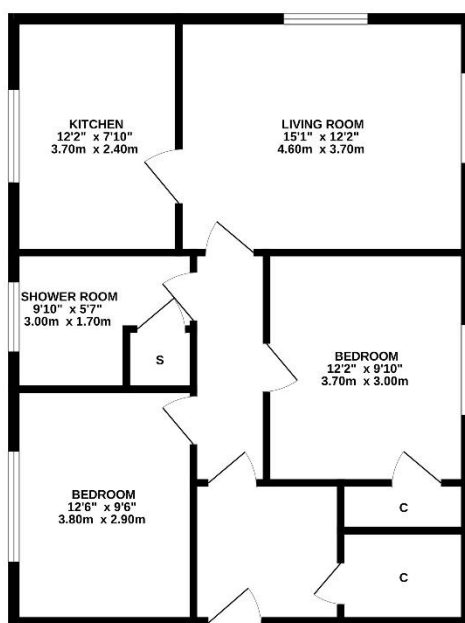
The front door opens to an entrance vestibule which houses the phone for the secure entry system, the metre box and a large storage cupboard which provides hatch access to the attic space. The carpeted hallway provides access to the two bedrooms, bathroom and lounge.

The spacious lounge benefits from two windows allowing ample light into the room. The south-facing window is a large three-quarter length window which provides views southwards to the River Tay. The kitchen is accessible through the lounge and is floored in wood-effect linoleum. The kitchen is fitted with wall and base units allowing for plenty storage and work surface space, a stainless steel sink and drainage board is fitted in front of the window. In addition, the room has space for a fridge/freezer and washing machine.

The two bedrooms within the property are both of a similar size and shape. Each is floored in carpet and has plenty of space for a double bed and additional furniture. The modern shower room is fitted with linoleum flooring, partial wet wall, sink, W.C. large shower cubicle and a mirrored storage cupboard above the sink. The property's hot water cylinder can be found in the large storage cupboard in the shower room.

Early viewing is highly recommended to fully appreciate this property.

SECOND FLOOR
739 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA: 739 sq. ft. (68.7 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of plots, sections, walls or any other parts are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services agencies are appointed to view but do not warrant or give guarantee as to their suitability or efficiency can be given.
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