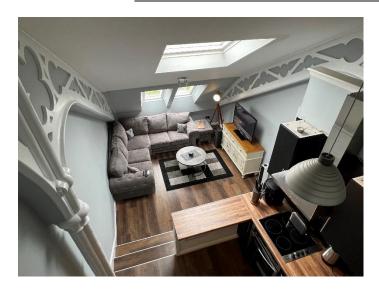


## FLAT 66, BRAEHEAD, METHVEN WALK, **DUNDEE DD2 3FJ OFFERS OVER £90,000**







Lawson, Coull & Duncan | 01382 227555 Solicitors, Notaries & Estate Agents | Reception@lawsoncoull.co.uk

| www.lawsoncoullduncan.co.uk

D

**EPC RATING** 



This one-bedroom top-floor flat forms part of a converted Mill situated in the popular Lochee area of Dundee. The property is close to many amenities, including the Stack Leisure Park and Lochee High Street. The subjects are also a short walk from major bus routes connecting the area to the City Centre. The property benefits from having a parking space within the building's private secure car park located in the basement.

The property has been decorated to a high standard and has many characterful features making for a sleek but quirky property. The steel structural rafters, original to the building have been left exposed and feature in both the lounge/kitchen and bedroom.

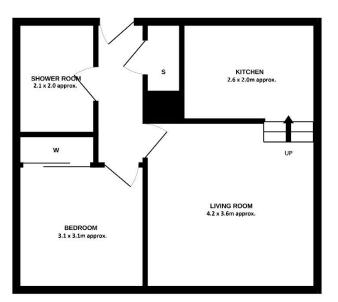
The entrance hallway contains the security entry phone and a large linen cupboard. There is also a pulldown ladder providing access to the mezzanine space overlooking the kitchen and living area. The open-plan kitchen/lounge area is split over two levels, the lounge being the lower area. The whole space benefits from 3 large Velux windows allowing ample light to flood into the area. The kitchen area is complete with base and wall units for storage, a breakfast bar, an integrated fridge/freezer, hob. oven and extractor fan.

The modern shower room is fitted with a 3 piece white suite consisting of WC, sink and corner shower cubicle. There is also fitted storage cupboards under the sink, circular wall mirror and a shelving alcove for additional storage.

The double bedroom is floored with the same laminate found throughout the living area, hall and kitchen. The room benefits from 2 large Velux windows and a built-in wardrobe with sliding doors.

The property would suit First Time Buyers as well as the Buy to Let market. Viewing is highly recommended.

THIRD FLOOR







Lawson, Coull & Duncan | 01382 227555 Solicitors, Notaries & Estate Agents | Reception@lawsoncoull.co.uk

www.lawsoncoullduncan.co.uk















## Lawson, Coull & Duncan | 01382 227555

Solicitors, Notaries & Estate Agents | Reception@lawsoncoull.co.uk | www.lawsoncoullduncan.co.uk