



252 E BLACKNESS ROAD, DUNDEE, DD2 1RS
OFFERS OVER £88,000



HOME REPORT VALUATION £88,000

EPC RATING D



This one-bedroom flat, located in the popular West End of Dundee has easy access to:- Schools, Dundee and Abertay Universities, Ninewells Hospital, Victoria Park and Balgay Park, a variety of shops, Post Office, and is on a very good bus route to the town centre and beyond. Recently modernised and decorated throughout, it benefits from – a modern kitchen, bathroom, double-glazed windows, central heating system and floor coverings. There is shared outside space to the rear of the building, with a locking store, which can be used to store bikes etc.

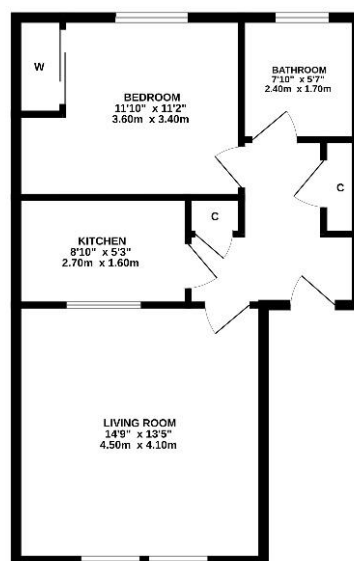
The flat can be found on the second floor of the stone-built tenement and enters to the hallway. The hallway provides access to all rooms and houses the central heating and hot water controls. There are two large storage cupboards in the hallway, one with additional storage above.

The spacious lounge is to the front, with uninterrupted views of the 'Law'. It features a traditional cornice and ceiling rose, a built-in fire surround and decorative electric fire and hearth, and central heating thermostat. Also in the lounge are built-in storage cupboards beneath the window and to the side of the fireplace. Having large windows, the lounge benefits from a bright open aspect towards the 'Law' and beyond.

Modern kitchen fitted with inbuilt hob, washing machine, fridge/freezer, maximum storage units, display shelving and tiling. A serving hatch opens to the living room, allowing natural light to flood the kitchen. The double bedroom has built-in wardrobes with sliding doors and additional cupboards above. The room benefits from a large south-facing window, which provides ample natural light, and a bright open aspect. The bathroom also has a south-facing window. A 3-piece white suite has been fitted consisting of:- bath, pedestal sink, w.c., a shower over the bath with a folding shower screen. The room is tiled to ceiling height around the bath.

Early viewing is highly recommended to fully appreciate this property in move-in condition. A very bright and airy flat.

GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 508 sq ft (47.2 sq m) approx.
We do not warrant the accuracy of the measurements or the information provided in this report. It is intended for general information only and should not be used as a basis for any legal or financial transaction. The information is provided for your information only and should not be used as a basis for any legal or financial transaction.



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