



40 LAWSIDE ROAD, DUNDEE, DD3 6BE
OFFERS OVER £110,000



HOME REPORT VALUATION **£110,000**

EPC RATING **C**



Situated within a popular and well-established residential area, this attractive upper apartment enjoys a convenient location with a wide range of local amenities close at hand, including shops, schools, leisure facilities and excellent public transport links. The property is also ideally placed for commuting, making it an excellent choice for first-time buyers, those looking to downsize or investors seeking a buy-to-let opportunity.

Access is gained via the front door, where a carpeted staircase leads to the accommodation. A glazed Georgian-style door opens into the welcoming hallway, which benefits from a large skylight flooding the space with natural light and a useful storage cupboard.

The spacious lounge is positioned to the front of the property and is enhanced by a bay window providing ample natural light. The room is finished with carpet flooring, creating a comfortable living space.

Located to the rear, the kitchen is fitted with a range of wall and base mounted units together with an integrated oven, gas hob and stainless steel sink. There is space for freestanding white goods as well as a small breakfasting table. Two windows overlook the communal rear gardens and a cupboard houses the boiler. Linoleum flooring completes the room.

The principal bedroom is situated to the front of the property and benefits from a triple fitted wardrobe with mirrored sliding doors along with an additional storage cupboard. The second bedroom is positioned to the rear. Both bedrooms are finished with carpet flooring.

The bathroom is fitted with a cream three-piece suite incorporating a shower over the bath. Further features include tiled walls, laminate flooring and a medicine cabinet.

Externally, the property benefits from on-street parking, private front and rear gardens and a communal drying green to the rear. This is a fantastic opportunity to acquire a well-proportioned home in a highly convenient location.



Illustration for identification purposes only, measurements are approximate, not to scale. Fouriabs.co © (ID1345621)



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