



261BLACKNESS ROAD, DUNDEE, DD2 1RX
FIXED PRICE £135,000



HOME REPORT VALUATION £135,000

EPC RATING C



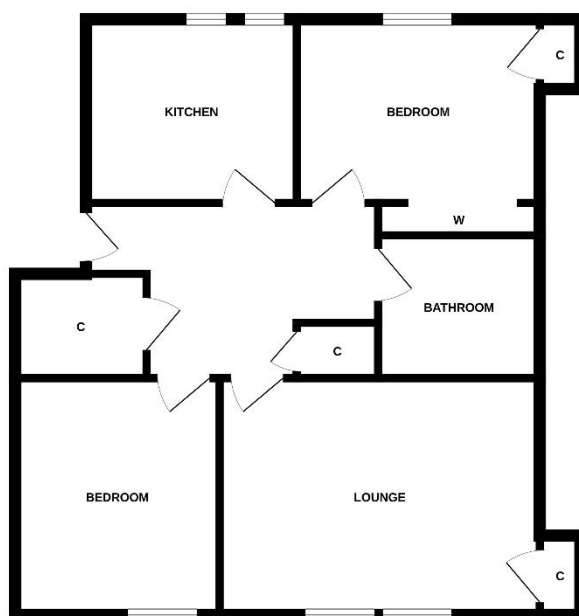
This spacious two-bedroom first floor flat forms part of a block of eight within a popular residential area. The property is ideally located for easy access to many amenities including grocery stores, Dundee University, the City centre and Victoria Park. The rooms throughout are of a generous size with large windows providing ample natural light. The property also benefits from double glazing, secure entry system and on street parking.

The living room is located to the front of the property, well lit by the two windows offering views towards the River Tay. The room is finished with laminate flooring, electric fire with marble effect hearth and timber mantle, and an alcove with shelves. The kitchen is fitted with modern wall and base units with wood effect worktop and tiled splashback, and suitable space for a small dining area. There are two rear facing windows over the stainless steel sink which provide views towards The Law. There is an integrated electric hob with stainless steel splashback and extractor hood, with a matching oven. The free-standing fridge freezer is included within the purchase price.

The larger double bedroom is to the front of the property benefiting from the southward views. The second bedroom is located to the rear of the property and includes a wardrobe area with hanging rail and shelves. The bathroom is fitted with a three-piece white suite with an electric shower over the bath. The room is finished with linoleum flooring, wet wall throughout and a heated towel rail.

This property would be ideal for a first-time buyer or buy to let investor and early viewing is highly recommended.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Stregha 10/20



Lawson, Coull & Duncan | 01382 227555

Solicitors, Notaries & Estate Agents

| Reception@lawsoncoull.co.uk

| www.lawsoncoullduncan.co.uk

