

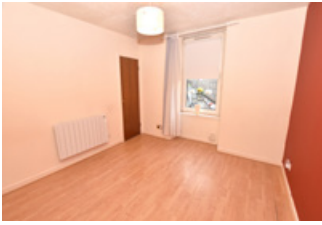


3/L, 118 Albert Street
Dundee
DD4 6QN

- THIRD FLOOR FLAT
- VESTIBULE; HALL
- LOUNGE; KITCHEN
- BEDROOM
- BATHROOM
- DG: ECH
- SHARED GARDEN
- CLOSE TO CITY CENTRE

Offers Over
£50,000

It is important to read the Schedule
and Home Report as these contain
key information.



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DESCRIPTION

This Third Floor Flat forms part of a purpose built block situated in the Stobswell area to the north of the City. The property is excellent value for money and in move-in condition ideal for the first time buyer or buy to let investor.

The vestibule opens into the hall, which provides access to all of the accommodation. The Lounge has a recessed window to the front and a built-in shelved cupboard. The kitchen is fitted with a range of units with recessed window to the front and space for a cooker, fridge and plumbing for a washing machine. A built-in cupboard houses the hot water tank. The bedroom sits to the rear with two large built-in wardrobes. The bathroom is fitted with a modern white three piece suite with ceramic tiling and instant shower over the bath.

The property benefits from double glazing and modern efficient electric heating. The décor throughout is fresh and in neutral tones and the flooring is a combination of carpet, laminate and vinyl. Internal viewing is recommended to appreciate this lovely property.

LOCATION

Situated to the north of the City close to local shops and amenities and within easy reach of the City Centre by regular public transport. The A90 and A92 dual carriageways are easily accessible providing useful commuting links to other towns and cities.

DIRECTIONS

Travelling from the City Centre north on Princes Street, continue onto Albert Street where you will find the property on your left hand side just after the church and opposite the junction with Park Avenue.

OUTSIDE

To the rear of the property is a well maintained communal garden with lawn, clothes drying poles and bin stores.

ACCOMMODATION

Vestibule	3'1 x 5'7
Entrance Hall	3'1 x 7'5 x 8'3 (L-shaped)
Lounge	9'8 x 10'2
Kitchen	5'1 x 11'7
Bedroom	8'7 x 9'8 (excl wardrobes)
Bathroom	4'8 x 7'0

INCLUDED IN SALE: Fitted carpets and floor coverings. Window blinds. Cooker, washing machine (no warranties provided).

VIEWING: Contact our Dundee Property Department on 01382 200301.

HOME REPORT VALUE/EPC RATING: £50,000/C

COUNCIL TAX: Band A

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First and foremost - your interests



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Disclaimer: Whilst these particulars are believed to be correct and are given in good faith they are not warranted, and any interested parties must satisfy themselves by inspection, or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or part thereof, and all dimensions are approximate.