

561/G/L South Road

DUNDEE, DD2 4QB



Immaculately presented to the market, this home will be of interest to a number of different buyers



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This delightful two-bedroom ground-floor flat is presented to the market in a fresh decorative condition and ready to "walk into". Offering excellent value for money, on offer is spacious accommodation on the ground floor with ample on-street parking and a shared drying green.

THE LOUNGE



There are some steps down from the road to the front door and access is by a secure entry system. The front door opens to a spacious hall with good storage. The lounge is spacious and bright with a carpeted floor and painted in a neutral white. A door from the lounge opens to the kitchen.

THE KITCHEN

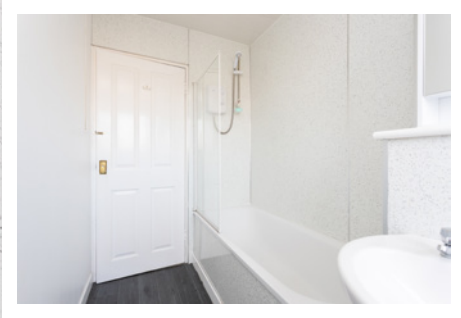


A modern kitchen is presented in shades of grey with coordinating worktops and flooring. There is an electric hob and oven and plumbing for a washing machine.

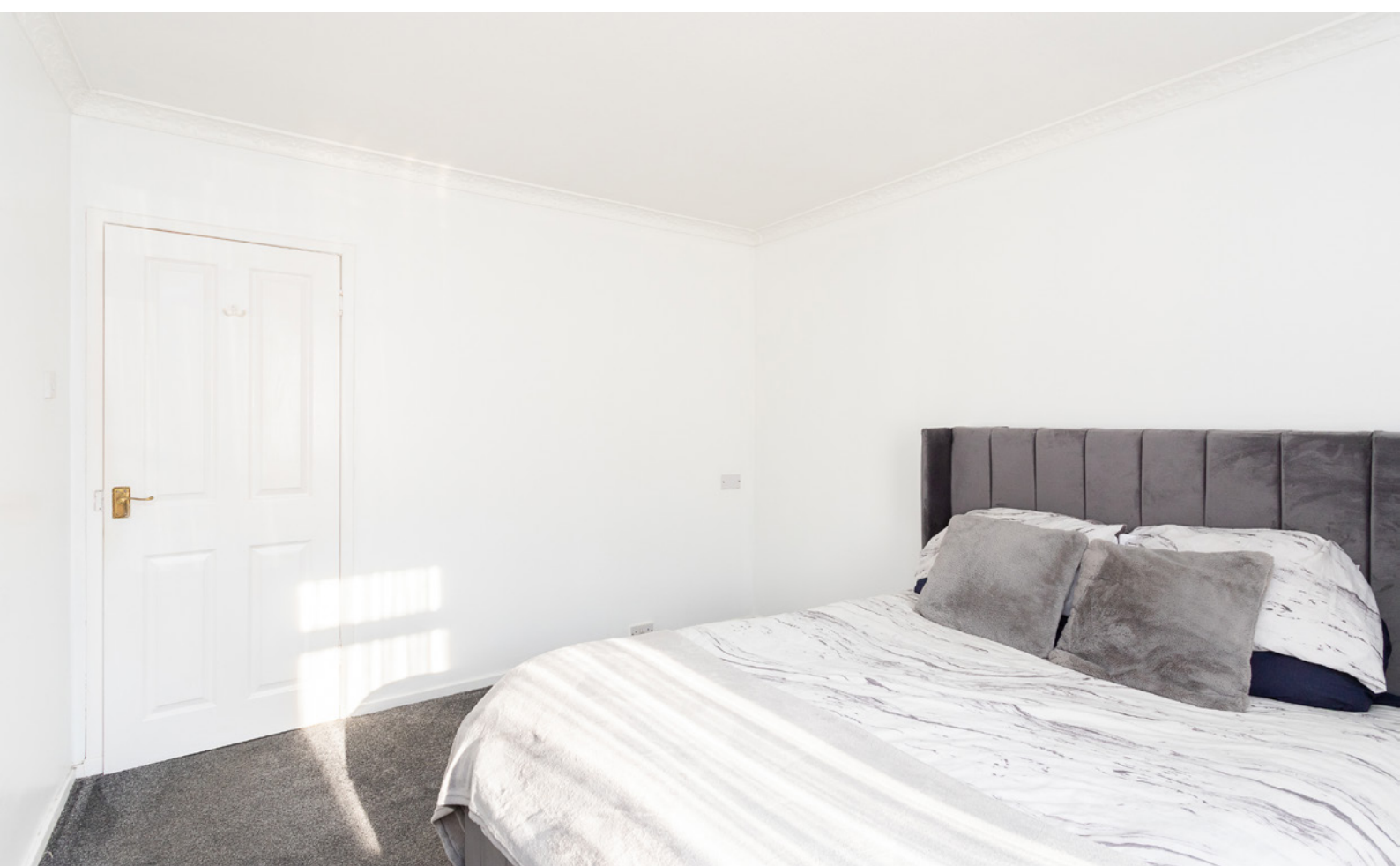


The bathroom offers a modern wet-wall finish and includes a bath with a shower over the bath and a glazed screen. Both bedrooms are carpeted in the same carpet and neutral décor.

THE BATHROOM



BEDROOM 1



BEDROOM 2

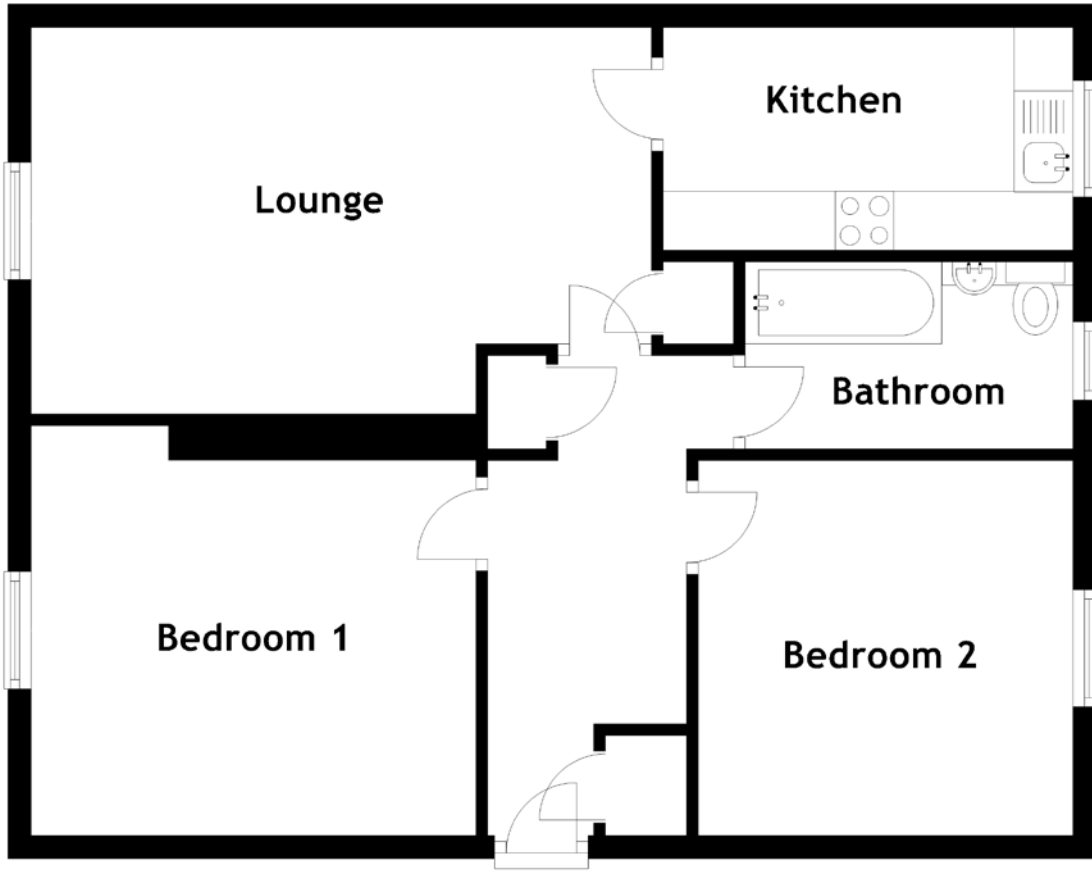


Externally there is a shared drying green to the back and on-street parking is plentiful.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

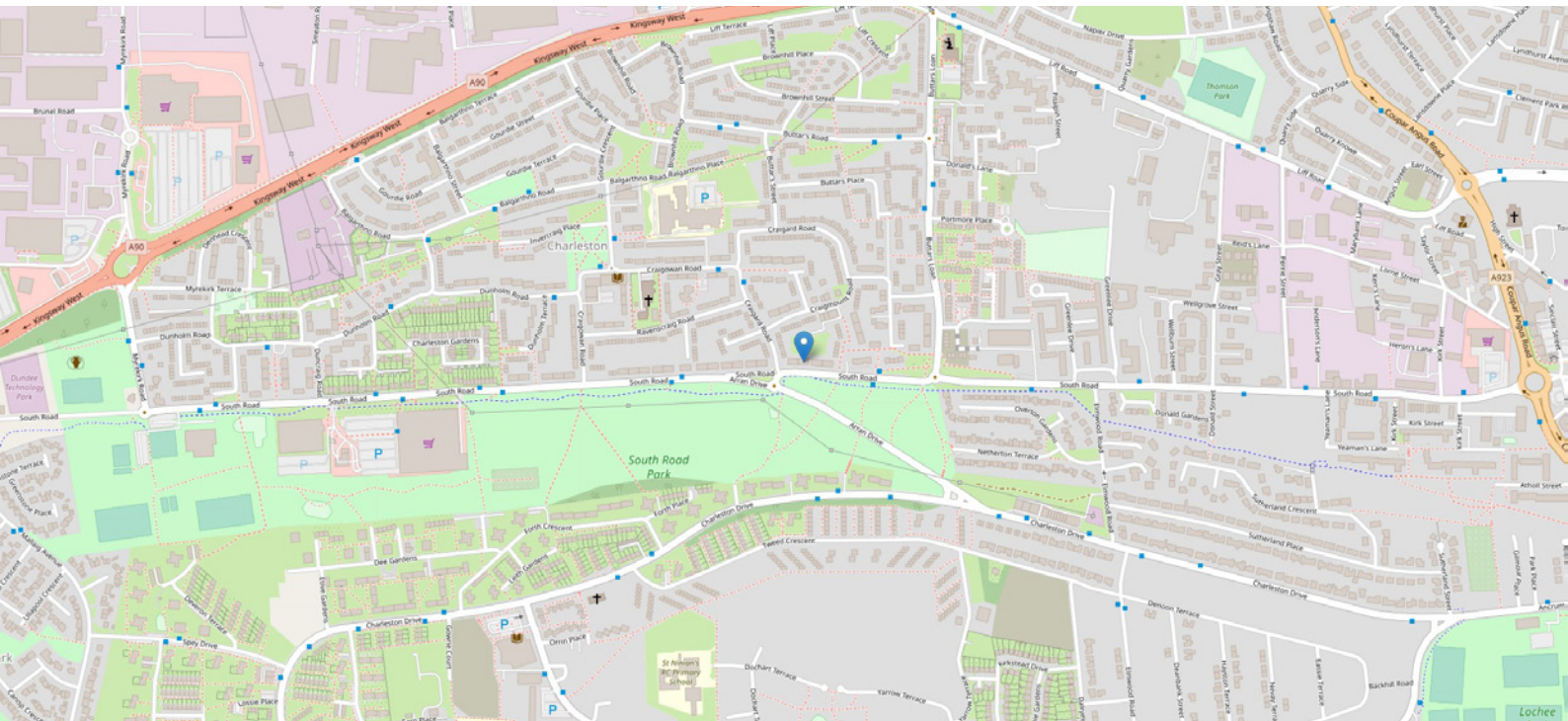


Approximate Dimensions (Taken from the widest point)

Lounge 5.30m (17'5") x 3.30m (10'10")
 Kitchen 3.50m (11'6") x 1.90m (6'3")
 Bedroom 1 3.80m (12'6") x 3.20m (10'6")

Bedroom 2 3.20m (10'6") x 3.20m (10'6")
 Bathroom 2.80m (9'2") x 1.30m (4'3")

Gross internal floor area (m²): 62m²
 EPC Rating: D



THE LOCATION

Dundee is situated on the north bank of the Firth of Tay and bounded by the Sidlaw Hills, modern Dundee is known as the 'City of Discovery' - a vibrant city with a rich history.





Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city. Dundee has two world-class Universities, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all the family. This delightful home is situated within easy access to the Kingsway and Ninewells Hospital with parkland nearby and some three miles north-west of Dundee City centre, adequate facilities are available within easy reach.



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