



# Buy your next home with Next Home

Leading Perthshire Estate Agency

1/R, 44 Mclean Street, Dundee, DD3 9QG

Offers Over £75,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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1/R, 44 Mclean Street, Dundee, DD3 9QG

Many thanks for your interest in 1/R, 44 Mclean Street, Dundee, DD3 9QG. We offer free, no obligation mortgage advice to all our buyers.

Next Home Estate Agents dedicate themselves to be available when you are, to arrange a valuation. We are renowned in offering an unbeatable service 7 days a week until 9pm. If you have a property to sell contact us at a higher price than our competitors. Put us to the test and get your free valuation

We have the largest sales team in today, call 01764 42 43 44.

Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent. If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we

Not only are we Perthshire's Number 1 will email you of new property listings and choice but we are also local. One of the property open days.

reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first-time buyer we have incentives to help get you onto the property ladder our consultants can advise you through the whole process.



# About the area

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The property is situated within a popular residential area in the City of Dundee. It is within close proximity of the city centre which offers a range of excellent local amenities including shops, restaurants, pubs, recreational facilities and bus and train stations. There are also Primary and Secondary schools close by.



# Property summary

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Next Home are delighted to be bringing to the market this 2 BEDROOM 1ST FLOOR APARTMENT situated in the popular St Marys district of Dundee.

The apartment is presented in walk-in condition and has spacious accommodation comprising: Communal stairwell, hallway, bright and spacious lounge with space for a variety of free-standing furniture, modern kitchen, 2 double bedrooms and a bathroom.

Externally there is a communal drying green and ample on street parking.



# Key property features

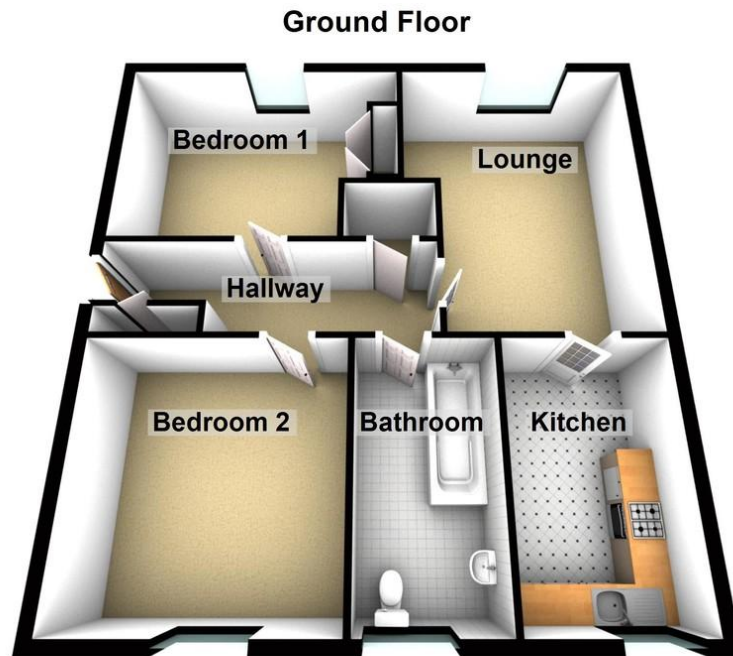
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- ✓ 2 double bedrooms
- ✓ Ideal buy to let
- ✓ Ideal for first time buyers
- ✓ Walk-in condition
- ✓ New kitchen
- ✓ Good storage
- ✓ popular residential area
- ✓ Close to local amenities
- ✓ Communal drying area
- ✓ Spacious accommodation





# Floorplans





# Property Room Sizes

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HALLWAY

LOUNGE 17' 5" X 10' 10" (5.31M X 3.3M)

KITCHEN 10' 2" X 6' 7" (3.1M X 2.01M)

BEDROOM 11' 10" X 10' 10" (3.61M X 3.3M)

BEDROOM 10' 10" X 10' 2" (3.3M X 3.1M)

BATHROOM 10' 2" X 4' 1" (3.1M X 1.24M)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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47a Atholl Road, Pitlochry .....	01796 54 80 14	Email <a href="mailto:sales@nexthomeonline.co.uk">sales@nexthomeonline.co.uk</a>	

For more information about Next Home and our services please visit: [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent **available 7 days until 9pm***

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