



3/L, 36 Wolseley Street, Dundee, Angus, DD3 7QJ



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We are delighted to bring to the market this exceptionally spacious ONE BEDROOM FLAT situated within a popular residential area in the City of Dundee. The property is within close proximity to Ninewells Hospital and a 5/10 minute bus journey into the city centre which offers a range of excellent local amenities including shops, restaurants, pubs, recreational facilities and bus and rail stations.

The property offers well-proportioned accommodation over one floor and is entered via a communal stairwell. The property comprises of; kitchen, lounge, double bedroom and bathroom. Double glazing and gas central heating throughout. Externally there is a communal garden with drying area. On street parking. Please note that all furniture may be up for separate negotiation if required. EPC Rating C.

The property would make an excellent first or investment purchase and early viewing is highly recommended.

Entrance Hall

3.23m x 0.91m (10'7" x 3'0")

Entered via a wooden panelled door the hall gives access to all accommodation on offer. There is a cupboard which provides great storage facilities. Laminated flooring. Neutral decor. Radiator.

Lounge

4.55m x 4.19m (14'11" x 13'9")

Accessed via the hall this bright and spacious room has ample space for free standing furniture. Two front facing windows which allow for plenty of natural light to flow into the room. Cornicing to the ceiling. Laminate flooring. Radiator.

Kitchen

3.56m x 1.50m (11'8" x 4'11")

A galley kitchen fitted with a range of wooden wall and base units with marble affect work tops. Integrated four ring gas hob with grill beneath and extractor fan above. Complementary vinyl flooring. Window to the rear overlooks the communal garden. Neutral dÃ©cor.

Bedroom 1

3.53m x 3.02m (11'7" x 9'11")

A double bedroom fitted with two built in mirrored wardrobes which provide great storage facilities along with a recessed alcove for additional storage. Laminate flooring. Neutral decor. Radiator.

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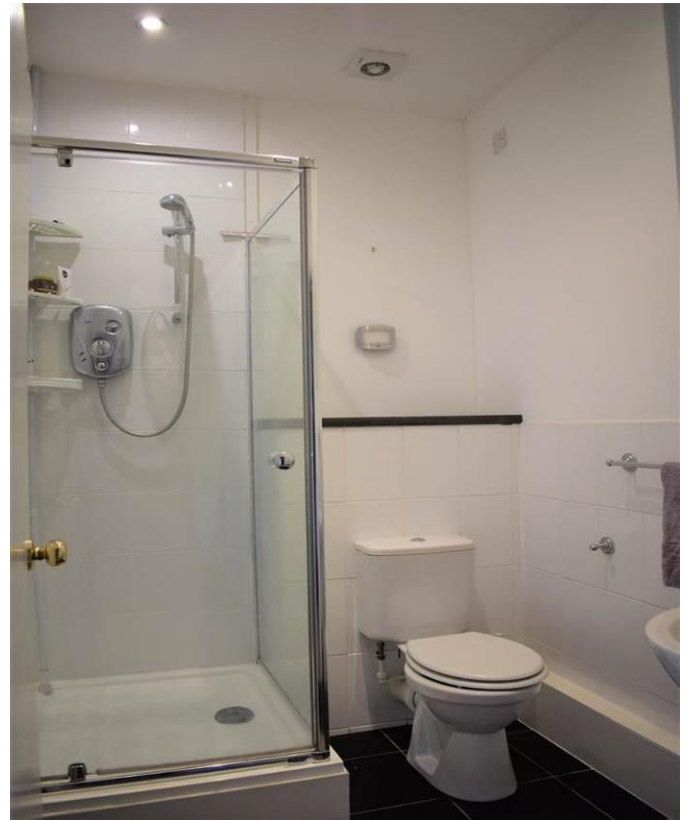
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Bathroom

2.06m x 1.65m (6'9" x 5'5")

A tastefully decorated bathroom fitted with a two piece white suite with wash hand basin, W.C. with tiles to dado height and corner shower unit with tiling to ceiling. Neutral decor. Tiled flooring. Towel radiator. Extractor fan.

External

Externally there is a communal drying area which is situated at the back of the tenement.

To the front of the property there is on-street parking.

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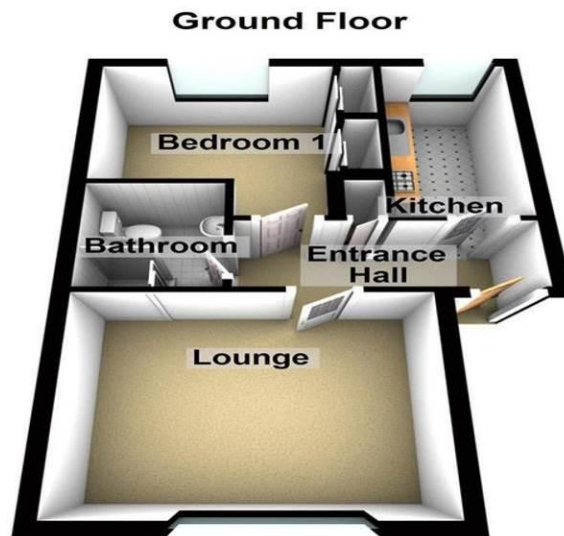
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