



2/L, 9 Morgan Place, Dundee, Angus, DD4 6NA



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We are delighted to bring to the market this deceptively spacious and well presented **SECOND FLOOR THREE BEDROOM APARTMENT** situated within a popular residential area, close to Dundee City Centre. The property is located close to amenities such as Ninewells Hospital, retail parks, supermarkets, restaurants and leisure facilities.

The spacious accommodation is entered via a secure entry door system and is situated on the second floor. The accommodation comprises: entrance hall, lounge, dining kitchen, modern bathroom and three double bedrooms.

There is double glazing and gas central heating throughout. EPC Rating C.

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

AREA

Dundee airport and technology park are all within close proximity. Public transport is regular and close to hands. The City Centre is just a short walk away and offer a range of further amenities including mainline railway station and bus station, Abertay and Dundee university.

Entrance Hall

5.74m x 2.24m (18'10" x 7'4") The entrance hall provides access to all accommodation. High level cupboard housing the electric meter and fuse box. Secure entry phone. Smoke alarm. Radiator enclosed within decorative surround. Carpet.

Lounge

4.88m x 3.43m (16'0" x 11'3") A very bright and spacious public room with two windows to the front. Radiator. Carpet. Large storage cupboard.

Dining Kitchen

3.73m x 3.51m (12'3" x 11'6") A very spacious dining kitchen fitted with a range of modern wall and base units with contrasting work surfaces and tiling between. Ceramic sink and drainer unit with mixer tap over. Integrated oven, 4 ring gas burner hob with extractor overhead and dishwasher. Space for washing machine and fridge freezer. Vinyl floor covering. Radiator. Window to the rear offering open views over the town. Ample space for a range of dining furniture.

Bathroom

2.51m x 1.45m (8'3" x 4'9") Fitted with a white suite comprising: WC, pedestal wash hand basin and bath with shower over and glazed screen. There is partial tiling to the walls and a complementary vinyl floor covering. An opaque glazed window to the rear provides additional light and ventilation. Chrome ladder towel rail.

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01796 54 80 14



Master Bedroom

4.24m x 3.73m (13'11" x 12'3") A very spacious double bedroom with two windows to the rear. Carpet. Radiator. Space for a range of free standing furniture.

Bedroom 2

3.63m x 3.43m (11'11" x 11'3") A further spacious double bedroom with window to the front. Carpet. Radiator.

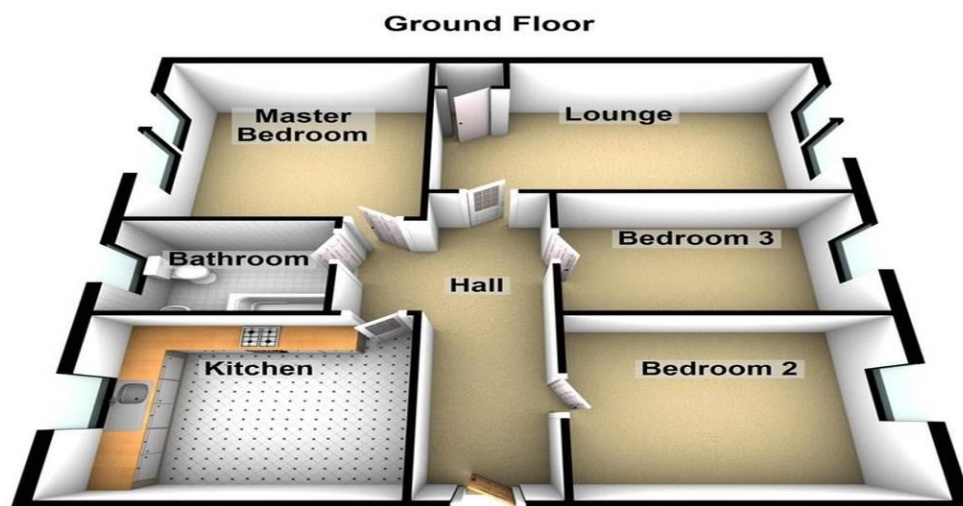
Bedroom 3

3.66m x 3.35m (12'0" x 11'0") An additional double bedroom with window to the front. Carpet. Radiator.

External

The property is entered via a secure entry door system and there is a further secure door providing access to a communal garden and drying area to the rear which has been well maintained and is predominately laid to lawn.





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