

**FOR SALE**



**30A Benvie Road, Dundee DD2 2PE**

**1 Bedroom, 1 Bathroom, Ground Floor Flat**

**Offers Over £69,950**

  
**MARTIN&CO**

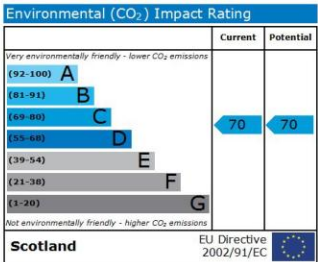
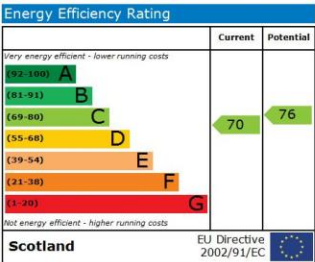


## Benvie Road, Dundee

- Modern build property
- Very popular location
- Spacious hall with storage
- Bright lounge overlooks garden
- Well fitted kitchen
- Good size bedroom has wardrobes
- Shower Room

This bright and airy property forms part of an attractive, modern build block of similar homes and offers very spacious accommodation, all at ground level. In excellent ready to live in condition, the subjects would therefore be ideal as an investment, retirement, student or first time purchase.

Access to the property is through a security entry system with entrance door leading to well kept close which incorporates a private storage facility. The well proportioned accommodation includes a well fitted kitchen with some appliances included, floorcoverings throughout and benefits which include double glazing, gas central heating and resident parking. NB: A monthly management charge is applicable.



Situated in a very popular location within easy reach of the town centre and Universities, the property is also on a regular bus route and therefore allows access throughout the city.





**HALL** Natural wood finishings and generous storage.

**LOUNGE** Brightly lit by large window overlooking gardens to the rear. Connecting door allows access to kitchen.

**KITCHEN** Well fitted with a range of attractive units with ample worktop surfaces and feature splashback tiled areas. Free standing cooker included.  
Window outlook is to the front of the building.

**BEDROOM** Spacious and incorporating generous storage facilities. Situated to the front of the property.

**BATHROOM** Presently with walk in shower enclosure and electric shower. Feature tiling. Storage facilities.

**EXTERNALLY** Access through security entry and with storage cupboard in close. Resident parking. Communal garden.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Martin & Co Dundee

10 Whitehall Crescent • Dundee • DD1 4AU  
T: 01382 313580 • E: dundee@martinco.com

# 01382 313580

<http://www.martinco.com>



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