



46/12 Arthurstone Terrace, Dundee, DD4 6QT
Offers over £55,000

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This well presented third floor flat forms part of a stone built tenement to the north of the city centre within the popular Stobswell district only a few minutes from the city centre, and within easy walking distance of local amenities including shops, supermarkets and pharmacy, primary and secondary schooling and regular bus service. The property comes to the market in good decorative order and benefits from electric heating backed up with sealed unit double glazing throughout. Entrance to the property is through a communal close where a stairwell rises to the top floor where the flat is found. The main door opens into the hall giving access to all accommodation. The lounge is to the front of the property with a large north facing window and high ceilings making it feel spacious, and ornate cornice work decorates. The kitchen is well fitted to make best use of its size and is equipped with an integrated hob, a counter top freestanding oven, under the counter fridge freezer and washing machine. There is space at one end for a dining table and chairs. The bedroom is south facing and so enjoys the sunny aspect. It is fitted with a shelved bookcase and built in wardrobe with cupboard above. The shower room is modern and well fitted with a double walk-in shower cubicle with electric shower, a wc and sink. The walls are all tiled and vinyl laid to the floor, and it benefits from a heated

towel rail.

To the rear of the building is a shared garden, suitable for use as a drying green.

The property is ideal for the buy to let market, first time buyers and would make an excellent investment property. An early viewing is recommended.





- Third floor flat
- Easy access to city centre
- Close to local amenities
- Lounge
- Kitchen
- Bedroom
- Shower Room
- Electric Heating
- Sealed unit double glazing
- Shared garden

INCLUDED

All carpets and floor coverings
White goods in the kitchen
Furniture is available by separate negotiation

SERVICES

Water
Electricity
Drainage

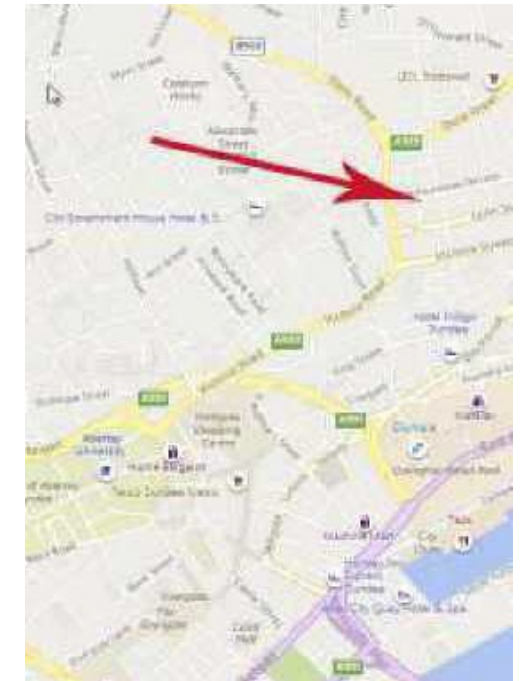
VIEWING

By Appointment Through Our St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND A

EPC RATING E

FLOOR AREA 39 sqm



Room Sizes

Approximate measurements

Lounge	12'5" x 12'3"	3.79m x 3.73m
Kitchen	6'3" x 11'11"	1.91m x 3.63m
Bedroom	9'3" x 9'3"	2.82m x 2.81m
Bathroom	5'7" x 6'7"	1.71m x 2.01m

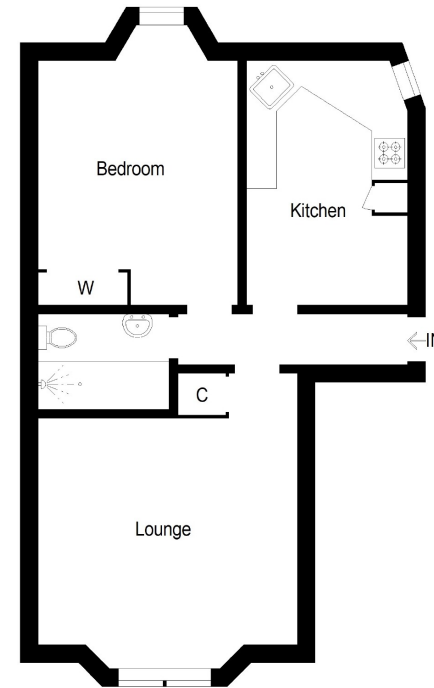


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without any obligation.

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at any of our offices.