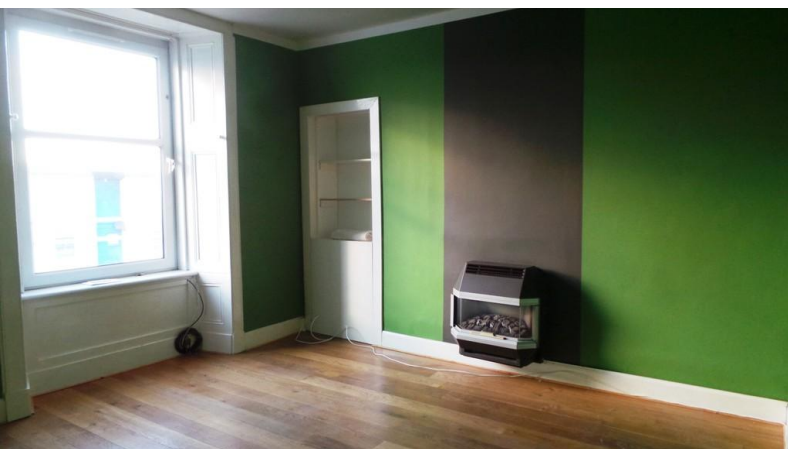


FOR SALE



Top floor, 41 Erskine Street, Dundee DD4 6RJ.

1 Bedroom, 1 Bathroom, Apartment

Offers Over £55,000


MARTIN&CO



Erskine Street, Dundee.

Offers Over £55,000

- Top floor flat
- Traditional build block
- Excellent communal areas
- Situated close all amenities
- Easy access town and Universities
- Spacious, bright Lounge
- Galley style Kitchen
- Well appointed Bathroom

Top floor, traditional build property set in well kept block of similar homes and offering attractive, generously proportioned and bright accommodation which may also have potential for extension within the attic space, subject to planning conditions.

Entrance to the subjects are through security entry system into well maintained mutual areas, which in turn lead to the upper level accommodation. Further to this, there are lovely communal gardens to the rear.

The one bedroom accommodation is in move-in condition and includes a bright lounge to the front of the property, a galley style kitchen, spacious bedroom with storage and well appointed bathroom. The attic space, which occupies the footprint of the flat, is also part of the sale and benefits from room-in-roof trusses offering the potential to extend upwards subject to building warrant approval. Practically, the property includes both gas central heating and double glazing.

Viewing highly advised.

Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E		54	
(21-38) F		32		(21-38) F		28	
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC		Scotland		EU Directive 2002/91/EC	



HALLWAY Opening out on to all accommodation and having natural wood floor.

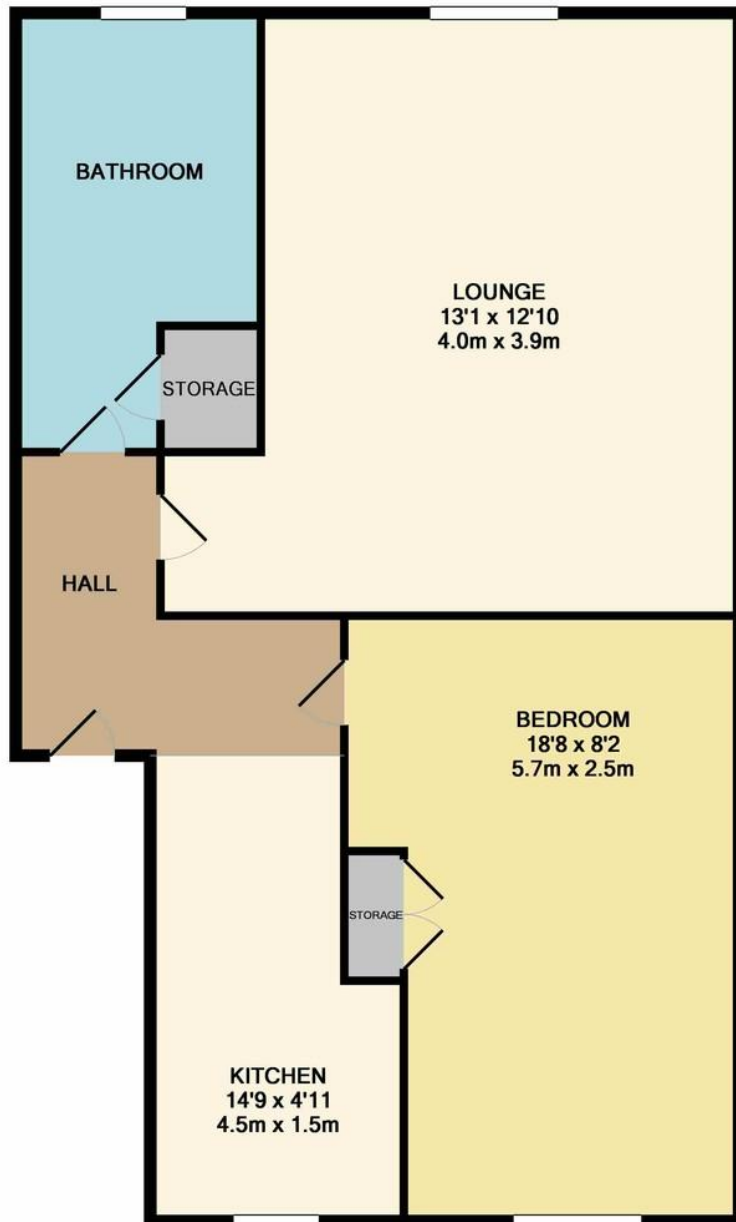
LOUNGE This room is situated to the front of the property and is brightly lit by large window formation. Generously proportioned and having feature gas fire and natural wood floor.

KITCHEN Galley style and overlooking gardens to the rear. Space for appliances and with fitted wall cupboards. Inset Belfast sink.

BEDROOM Also a good size and set to the rear, incorporating recessed shelving area and built in storage. Natural wood flooring.

BATHROOM Fitted with three piece suite and having electric shower over the bath with shower curtain. Large window. Shelved storage cupboard.

EXTERNALLY The subjects are entered through security entry system into well kept communal close and there are most attractive communal gardens to the rear.



TOTAL APPROX. FLOOR AREA 474 SQ.FT. (44.0 SQ.M.)

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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision