



### **40 King Street, Newport, DD6 8BE** Offers over £125,000



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# effers over £125,000

Rollos are delighted to offer to the market this well presented ground floor flat. The property is situated only moments away from the town Centre with all amenities available there. The flat has gas fired central heating and double glazing throughout. To the rear there is a good-sized shared garden and drying green. Parking is available on street. Newport is ideally situated for both Dundee and most Fife towns and is on a main bus route.

A main door opens into a good-sized vestibule with doors leading to all rooms. The lounge/ dining/ kitchen is located to the rear of the property and offers a good degree of privacy. The kitchen is a modern design and has an integrated oven, hob and extractor fan. The modern shower room has a shower cubicle with electric shower, wash hand basin and W.C. Both bedrooms, which are doubles, are located to the front of the property. Bedroom one has built in wardrobes and bedroom two is currently being used as a public room.





- Well presented ground floor flat
- Open plan living room / dining room / kitchen
- Two double bedrooms
- Shower room
- GFCH & DG
- Shared garden to rear

INCLUDED

All fitted carpets, floor coverings and integrated kitchen appliances are included in the marketing price.

### SERVICES

Mains water, drainage, gas and electricity are connected to the property.

#### VIEWING

By Appointment Through Our St Andrews Office Telephone: 01334 477700

#### COUNCIL TAX BAND B

EPC RATING D FLOOR AREA 51 sqm

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### **Room Sizes**

Approximate measurements

Living Room / Kitchen / Dining Room	14'8" x 12'2"	4.47 x 3.71
Bedroom	12'4" x 8'6"	3.77 x 2.60
Bedroom	11'8" x 11'2"	3.55 x 3.40
Shower Room	6'1" x 5'3"	1.86 x 1.60

## For today, tomorrow and the future



www.rollos.co.uk f ¥ Approximate Gross Internal Area = 52.9 sq m / 569 sq ft



Illustration For Identification Purposes Only. Not To Scale (ID:718645 / Ref:76161)



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Contact our Property Department at any of our offices.

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