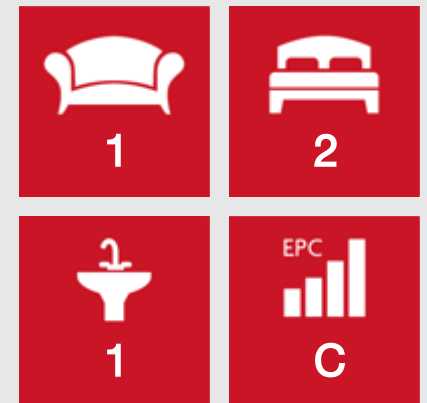




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344d Perth Road, Dundee DD2
1EP





Summary

First floor flat, in the West End, with unobstructed River Tay views to the rear and spacious accommodation throughout. The accommodation comprises: entrance hall with ample storage, lounge, dining kitchen, two double bedrooms and bathroom. This is a well maintained property with factor from Hillcrest Housing looking after all the communal areas. Good sized communal garden to the rear and open river views from the rear of the property. This property would be suitable as a main residence or indeed as a student/rental investment.

Features

- West End Location
- First Floor Flat with Secure Entry
- River Tay views to rear
- Lounge
- Dining Kitchen
- Two Double Bedrooms
- Bathroom
- GCH; DG; EPC - C
- Communal Gardens to rear
- Ideal First Time Buy or Investment

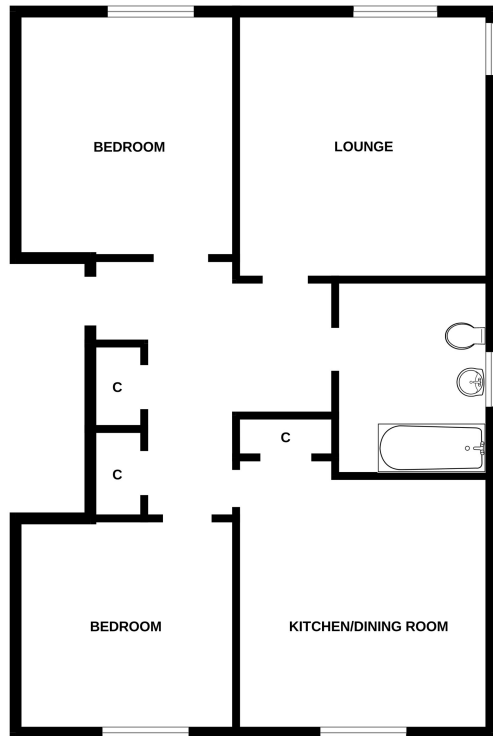
Room Measurements

Lounge: 4.04m x 4.59m (13' 3" x 15' 1")
 Dining Kitchen: 3.63m x 4.31m (11' 11" x 14' 2")
 Bedroom: 3.08m x 4.26m (10' 1" x 14' 0")
 Bedroom: 3.89m x 4.03m (12' 9" x 13' 3")
 Bathroom: 2.43m x 2.73m (8' 0" x 8' 11")



Floorplan

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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