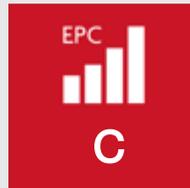




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8b Aboyne Avenue, Dundee
DD4 7SZ

 1	 2
 1	 EPC C



Summary

Ground floor apartment, freshly decorated, comprises: reception hall with utility area which houses the tumble dryer and washing machine, lounge/dining room, kitchen with wall and base units, integrated electric hob, oven and extractor hood. Two double bedrooms, master bedroom has fitted wardrobes, modern shower room. The property benefits from gas central heating, double glazing and will be sold with floorcoverings, mostly laminate flooring, blinds and dishwasher included. Externally, there is a front garden, secured useful cellar within the stairwell and a shared drying area.

Features

- Ground Floor Apartment
- Lounge/Dining Room
- Breakfast Kitchen & Utility
- 2 Double Bedrooms
- Modern Shower Room
- Private Secured Cellar
- Private Front Garden
- Shared Rear Drying Area
- DG, GCH, EPC C

Room Measurements

Lounge/Dining Room	13'0" x 15'9"	(3.96m x 4.80m)
Breakfast Kitchen	6'9" x 12'2"	(2.06m x 3.71m)
Bedroom 1	9'11" x 10'9"	(3.02m x 3.28m)
Bedroom 2	10'9" x 12'9"	(3.28m x 3.89m)
Shower Room	5'8" x 8'0"	(1.73m x 2.44m)



Floorplan

GROUND 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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