



**162 BROUGHTY FERRY ROAD, DUNDEE,
DD4 6JJ
OFFERS OVER £80,000**



LCD

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HOME REPORT VALUATION £80,000

EPC RATING D



This spacious two bedroom apartment is situated within a residential area of similar style properties. The subjects are a short walk from the City Centre providing easy access to all amenities, including grocery stores, schooling, Universities and leisure facilities. In addition, there are excellent commuting links to the surrounding areas and towns by the bus station and train station. The subjects do require some modernisation which is reflected within the valuation.

The property opens to the carpeted hallway which includes from four large storage cupboards. The spacious lounge is located to the front of the property which benefits from South facing sliding patio doors which open to the enclosed patio area with timber decking. This room enjoys floods of natural light and views of the River Tay. The room is finished with carpet flooring and an electric fireplace. The kitchen is fitted with wall and base units with space for white goods. This room also enjoys the Southward views and is fitted with laminate flooring.

The two double bedrooms are fitted with carpet flooring and benefit from large windows and radiators. The larger bedroom is situated to the front of the property with the second bedroom to the rear. The bathroom includes a three-piece cream suite with an electric shower over the bath. The room is finished with tiled flooring and walls.

Viewing is highly recommended to appreciate the potential of this property.

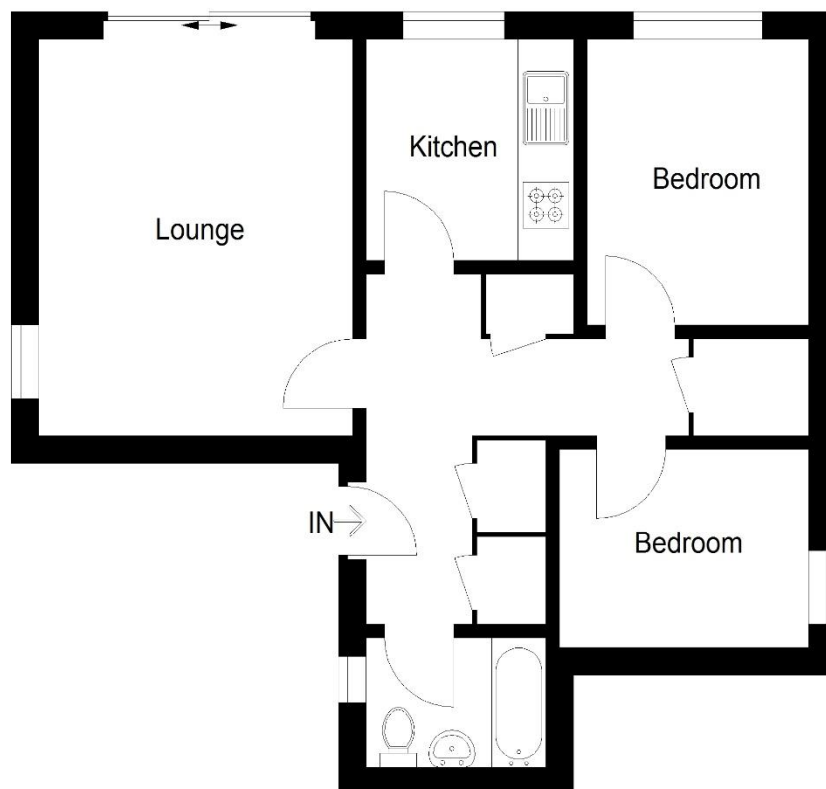


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