



RE/MAX
Real Estate Centre



SIBBALD STREET

Dundee DD3 7JA

Offers Over £60,000

- Spacious 2 Double Bedroom Flat
- Easy Access to the City Centre and Dundee Universities
- Generously Sized Lounge
- Bath with Overhead Shower
- Gas Central Heating
- Recently Replaced Boiler and Radiators
- Double Glazing Throughout
- Neutrally Decorated Throughout
- Council Tax Band B



PRS
Property Redress Scheme

PROPERTY DESCRIPTION

This two-bedroom second floor flat is located on a major bus route and is within walking distance to the City Centre and the local Universities.

The flat has two double bedrooms, a lounge, a separate kitchen and a bathroom. The lounge is spacious and bright with built in storage spaces. The bathroom is fitted with a bath with an overhead shower and floor to ceiling tiles around the bath area, a basin and a WC. The kitchen has wall and base kitchen cupboards and benefits from a gas hob and electric oven. The generous main bedroom has a built-in wardrobe and a recessed window with additional storage space underneath. The second double bedroom has a single storage cupboard and additional under window storage. There is a further storage cupboard in the entrance hall.

This flat has gas central heating and the boiler and radiators have been recently replaced.



DIMENSIONS

(All measurements are approximate)

Lounge	4.28m x 4.21m (14'1" x 13'10")
Kitchen	2.08m x 1.99m (6'10" x 6'6")
Bedroom 1	3.2m x 3.11m (10'6" x 10'2")
Bedroom 2	3.08m x 2.63m (10'1" x 8'8")
Bathroom	2.58m x 1.57m (8'6" x 5'2")

Sale includes all heritable fixtures & fittings.



Thinking of Selling? RE/MAX Real Estate Centre Dundee would be happy to provide you with a FREE valuation of your property at your convenience.

"Nobody in the world sells more property than RE/MAX"

Whilst every effort has been made to ensure that the information contained within this Schedule of particulars is accurate, all measurements have been taken using a sonic tape measure, and therefore, may be subject to a small margin of error, and are given as an indicative, approximate size only. Prospective purchasers should make their own enquires- no warranty is given or implied. Movable items or electric goods illustrated are not included in the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable any heating system. This schedule is not intended to and does not form a contract.

Viewing details by appointment through RE/MAX Real Estate Centre Dundee 01382 597 688

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