



# SHEPHERDS LOAN

Dundee DD2 1AW

Offers Over £120,000

- Access Controlled Secure Top Floor Flat
- 2 Double Bedrooms
- Spacious Public/Dining Room
- Popular West End Location
- Under 0.5 miles From the University of Dundee
- Double Glazing and Electric Heating
- Beautifully Maintained Common Gardens
- Short Walk to the City Centre



## PROPERTY DESCRIPTION

This top floor flat is located in a secure well maintained complex in the popular Dundee West area within walking distance to Magdalen Green, the Tay River and the University of Dundee. Ninewells Hospital is under 2.5 miles away.

On entering the flat the generously sized double bedrooms with built in wardrobes are located to the left and right of the passageway. Also leading off the passageway is a spacious bathroom fitted with a basin, WC, bath and overhead shower. The lounge/dining area and kitchen are located at the end of the passageway. The large lounge/dining area is bright with a large bay window overlooking the surrounding area and gardens. The kitchen is fitted with wooden cupboards and has adequate space for additional kitchen appliances.

This flat is suitable for all categories of buyers but may be of special interest to investors or parents with children going to University.

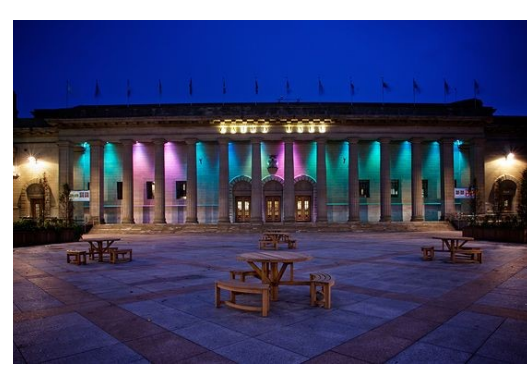
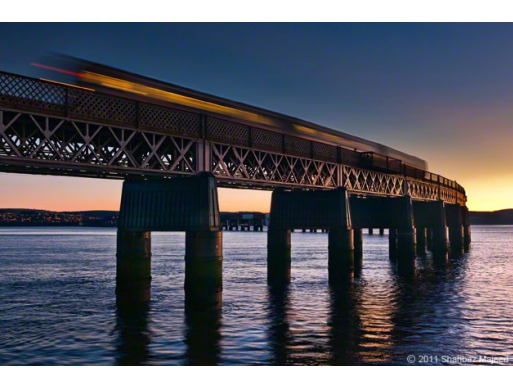




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## DIMENSIONS

(All measurements are approximate)

Kitchen	3.32m x 3.02m (10'11" x 9'11")
Lounge/Dining Room	5.34m x 3.42m (17'6" x 11'3")
Bedroom 1	3.33m x 3.42m (10'11" x 11'3")
Bedroom 2	3.36m x 3.36m (11'0" x 11'0")
Bathroom	2.24m x 2.33m (7'4" x 7'8")



Sale includes all permanent fixtures and 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.

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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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