



Shepherds

Solicitors Estate Agents

PETER B. SHEPHERD, LL.B., N.P.

21 Dock Street
Dundee, DD1 3DP
Telephone: 01382 322781
Fax: 01382 202394
LP 51/DX DD153 Dundee

www.shepherds-solicitor.co.uk
reception@shepherds-solicitor.co.uk

**53 THURSO CRESCENT
DUNDEE, DD2 4AS
(SECOND FLOOR (TOP) FLAT)**



**FIXED PRICE £66,500
(HOME REPORT VALUATION £70,000)**

Accommodation

Entrance Hall
Lounge
Kitchen
2 Bedrooms
Bathroom

Cellar
Double Glazing
Gas Central Heating
Security Door Entry System
Mutual Drying Area to Rear

For appointment to view telephone Shepherds (01382) 322781

EPC – D

HOME REPORT AVAILABLE: <http://homereport.g-s.co.uk> reference – 2017\04\0013
Enquirers will require to register/login to the above website to obtain the Home Report.

Interested parties are referred to the Home Report containing survey and other particulars of the Property.

West End location within walking distance of Ninewells Teaching Hospital and its associated facilities. The property offers a large lounge, 2 double bedrooms, designer style bathroom and modern kitchen. Additionally there is an external cellar, the property is heated by a Worcester high efficiency gas combi boiler and is double glazed throughout.

Accommodation

Entrance Hall

Traditional entrance hall providing access to all rooms.

Lounge

(15'6" x 11'10")

A good sized lounge positioned to the front of the property. The lounge is carpeted and has a large feature style window.

Kitchen

(12'0 x 7'7")

The modern kitchen provides ample base and high level units finished in wood style and contrasting black work surfaces. There is ample space for white goods and there is a lovely ceramic sink. The kitchen is naturally lit and overlooks the mutual drying greens.

Bathroom

(7'7" x 5'8")

An elegant designer style bathroom finished in highest standards. Clever use of both black and white wet wall style products, a branded shower and brilliant white 3 piece bathroom suite make this a most attractive room. The room is also naturally lit.

Bedroom 1

(10'8" x 9'9")

Situated to the rear of the property and offering an open outlook this is a good sized bedroom with the addition of fitted wardrobes with mirror doors. In addition to this is a good sized storage cupboard.

Bedroom 2

(10'7" x 10'6")

The second bedroom is also a good sized double which features a built in storage cupboard.

External

There is a cellar on the communal stair. Security door entry system. Mutual Drying Green to the rear.



