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12 Exchange Court, Dundee, DD1 3DE.

Exceptional Centrally-Located, Second Floor Apartment

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12 Exchange Court, Dundee, DD1 3DE.

Situated within a popular residential area of Dundee and in the busy town centre, this modern first floor apartment forms part of a block of similar type properties, convenient for access to University and all Dundee City centre attractions, close to Slessor Gardens fast becoming one of Scotlands most popular town-centre music venues during the summer months, the property is in god decorative order and the current owner has upgraded the kitchen from the original basic specification, the property is ready-to-move-in condition.

The layout of this apartment is original and imaginative and comprises a spacious entrance hallway, bathroom, double bedroom with built-in double wardrobe and large lounge/kitchen area with Juliet balcony. There is a monthly maintenance charge payable to Ross & Liddell factors which provides building insurance cover and the upkeep of the common parts of the block. Parking is on-street but residents permits are available from the local council at a charge presently being £80 per annum. The property is sold with all floor coverings and blinds where fitted, all light fittings are included in the price. The property is double glazed and served with electric storage heating.



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Entrance Hall:

UPVC security door, allowing access to all accommodation within the property, laminate flooring, meter cupboard.

Lounge:**4.17m x 3.12mts**

An extremely spacious and well-proportioned room allowing the light to flood this spacious living space from the west-facing upvc window, carpeted, storage heating.

Kitchen/Dining Room:**5.38mts x 2.97mts**

Spacious kitchen facility unusual size for an apartment of this type, with a myriad of floor and wall storage units, with ample worktop space, ceramic hob with recirculating cooker hood, plumbed for washing machine and dishwasher, ceramic tile flooring, Juliet balcony to the rear area of the apartment complex.

Bedroom:**3.36mts x 3.07mts**

Very spacious double bedroom, pendant light, west facing window, double built-in wardrobes with sliding doors, laminate flooring, wall mounted storage heater.

Bathroom:**1.83mts x 1.60mts**

With three-piece white bathroom suite with electric shower over the bath, combination of wall tiles and wetwall, panel heater, ceramic tile flooring.

Note: Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

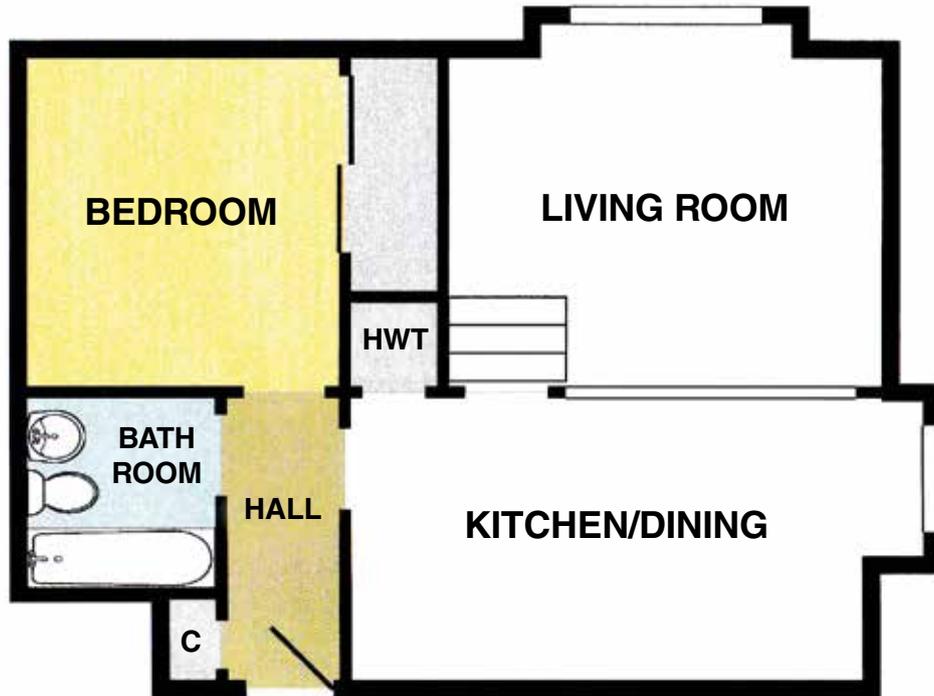
Attic space inspection policy: This firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, ()please bring photo id with you also) you should also bring along your own access ladders as none will be provided.







12 EXCHANGE COURT, DUNDEE, DD1 3DE - FLOOR PLAN



Floorplans Indicative only - not to scale



Our Branches

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Home Report Access:

Please visit our own website at www.legaleageles.tv then select this property then touch the orange "Home Report" button and the Home Report will display within 5 seconds, if there is a video schedule for this property there will be a further orange button to the right of the Home Report button, no button means no video schedule.

Council Tax Band:

B (Dundee City Council 28/08/2018)

EPC Band:

D

7 day Viewing Call Centre:

By prior appointment only through our viewings call centre Ph: 01382 539 313, weekdays 9am to 9pm, Saturday and Sunday 10am to 4pm to arrange your 15-minute viewing slot (viewings must be arranged at least 24 hours before your requested viewing date/time).



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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
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