



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE
AGENTS

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www.legaleagles.tv

11 Longtown Place, Dundee, DD4 8JR

Offers Over £88,000

2 Bedroomed First Floor Flat

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Situated within a popular residential area of the city, we are delighted to offer for sale this well presented and extremely spacious 2 bedroomed flat which is located conveniently for all local amenities, bus routes and schooling as well as retail and recreation opportunities.

This accommodation offers bright accommodation that benefits from a private entrance that leads into a large stairwell giving access to the rear garden and the main entrance of the home. Accommodation in full comprises of; a bright entrance hallway with storage, lounge with bay window, dining kitchen, shower room and two large bedrooms.

This ready to move in property will attract a wide range of buyers looking to invest in a home of quality and space, early viewing is therefore highly recommended.

Property benefits from gas central heating and double glazing and is sold with all fitted floor coverings, light fittings and blinds where fitted.

Entrance Hall:

The main entrance of the flat is accessed from a private stairwell that leads into the rear garden and front of the home. The bright and welcoming entrance gives access to all rooms, storage cupboard and attic space.

Lounge:

A bright and well-proportioned room which enjoys the feeling of space and lightness through the large bay window over looking the front of the home.

Kitchen:

Spacious, modern kitchen with dining area that's flooded with natural light from the rear facing window. Ample storage space provided by a good range of wood effect wall and floor cabinets with complimentary worktop and tiled splash back. Appliances within the kitchen include a built in oven with 4 gas burner hob and overhead extractor, space for tall fridge and freezer, space for dishwasher and space for washing machine within a large storage cupboard.

Shower Room:

A modern bathroom comprising of curved shower cubicle with main operative shower within, w.c and wash hand basin within a large vanity unit giving excellent additional storage space, chrome heated towel rail, opaque window.

Bedroom 1:

An extremely spacious, bright and airy double bedroom with window overlooking the rear garden and 2 double built-in mirrored wardrobes.

Bedroom 2:

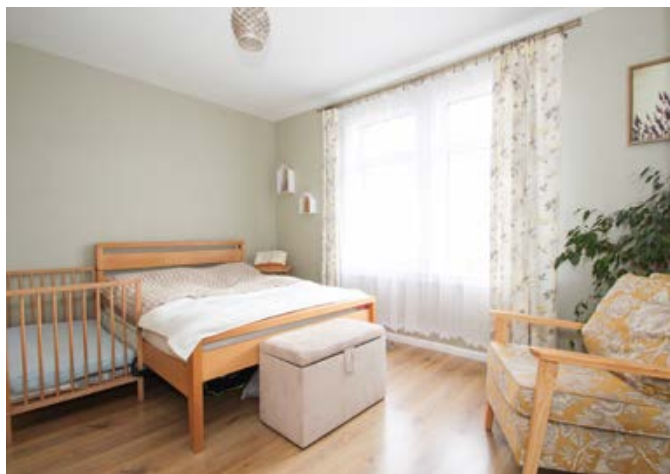
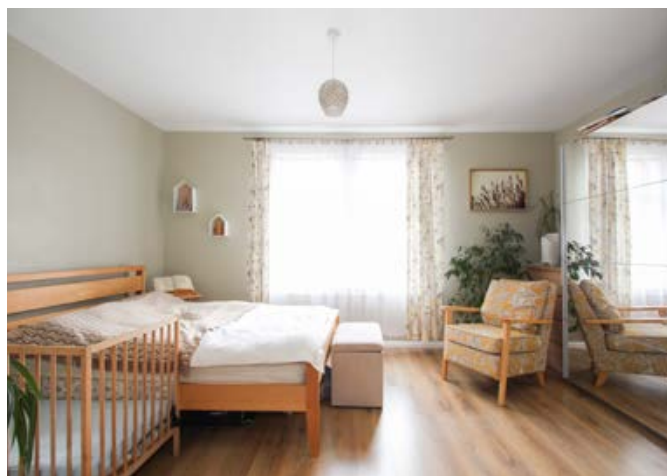
Another very generous sized double bedroom with large window overlooking the front of the home.

Garden Area:

Shared garden areas to the front and back of the home. The front of the property is laid with lawn. The garden area to the rear of the home is fully enclosed: laid mainly to lawn and providing an excellent space in which to relax, dine and entertain in the summer months.







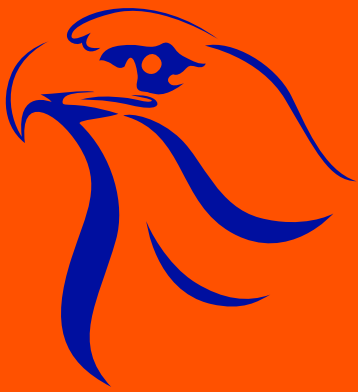




1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan compared here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions:

Driving east on the Kingsway (A972) passing DC Thomson on your right hand side take the first left onto Longtown Road, continue before turning left onto Longtown Terrace, then first right onto Longtown Place. Number 11 is located on the right hand side when entering Longtown Place. One of our bright for sale boards is positioned in the window to assist you with locating.

Home Report:

Please visit our own website at www.legaleagles.tv then select this property then select the "Home Report" button and the Home Report will display within 5 seconds.

Council Tax Band:

A (Dundee City Council February 2024).

EPC Band:

C

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

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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.

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House Purchase & Sales Legals, Remortgages, Wills & Executries, Rental Property Global Management Services.

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