



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE
AGENTS

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Flat 2/R 6 Smith Street, Dundee, DD3 8AZ

Offers Over £80,000

1 Bedroomed Flat

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1 Bedroomed Flat

Flat 2/R 6 Smith Street, Dundee, DD3 8AZ

Nestled within a sought-after residential area just off Clepington Road, 6 Smith Street presents an excellent opportunity to purchase a well-presented, ready-to-move-into second-floor flat.

The property offers comfortable and well-proportioned accommodation comprising a spacious lounge, galleried kitchen, double bedroom and bathroom. The layout provides a practical and welcoming living space, ideal for a range of buyers.

On entering the property, a spacious hallway provides a welcoming introduction, with excellent built-in storage offering useful additional space. The bright and inviting lounge features a large front-facing window, creating a light and airy living environment, with ample room for both comfortable seating and dining.

The modern fitted galleried kitchen is well arranged and provides a practical range of units and workspace. The well-proportioned double bedroom benefits from built-in mirrored wardrobes, providing excellent storage while enhancing the sense of space. Completing the accommodation is a contemporary shower room.

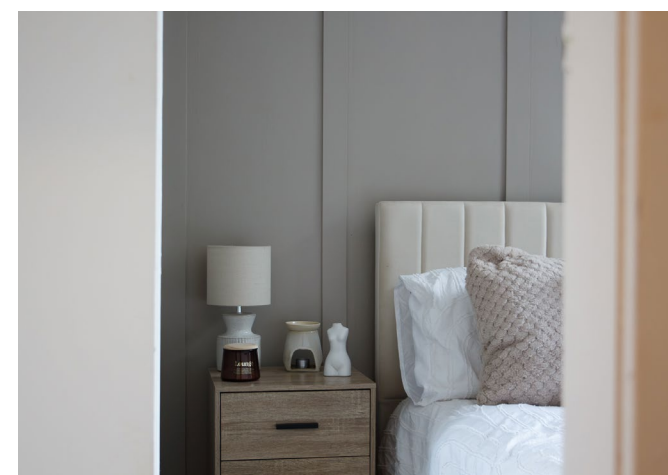
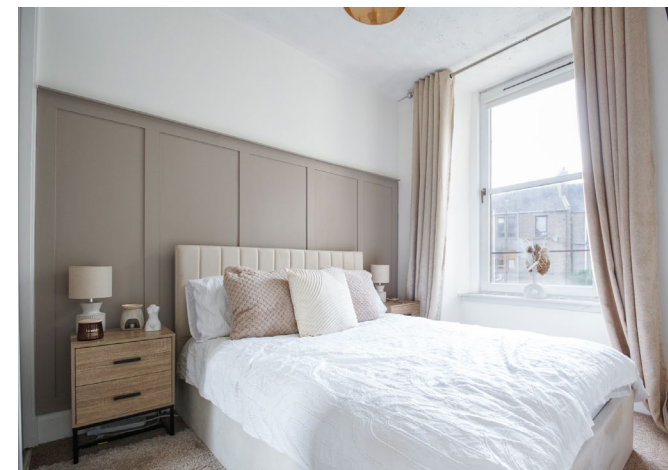
Externally, the property benefits from access to a shared rear garden, providing a pleasant outdoor space for residents to enjoy. On-street parking is readily available on Smith Street and the surrounding area, including nearby Clepington Road.

with a wide range of local amenities and excellent transport links close at hand. Dundee city centre is within easy reach, offering an extensive selection of shops, restaurants, cafés and leisure facilities. The property is also well placed for both universities and Ninewells Hospital, making it an attractive option for a variety of buyers.

- Move in Condition
- Second Floor Flat
- Modern Galleried Kitchen
- Spacious, Bright Lounge
- Double Bedroom with Built in Storage
- Contemporary Bathroom
- On Street Parking
- Communal Garden

Living Room: 4.22m x 3.76m
Kitchen: 3.76m x 1.54m
Bathroom: 2.61m x 1.32m
Bedroom: 2.66m x 2.40m





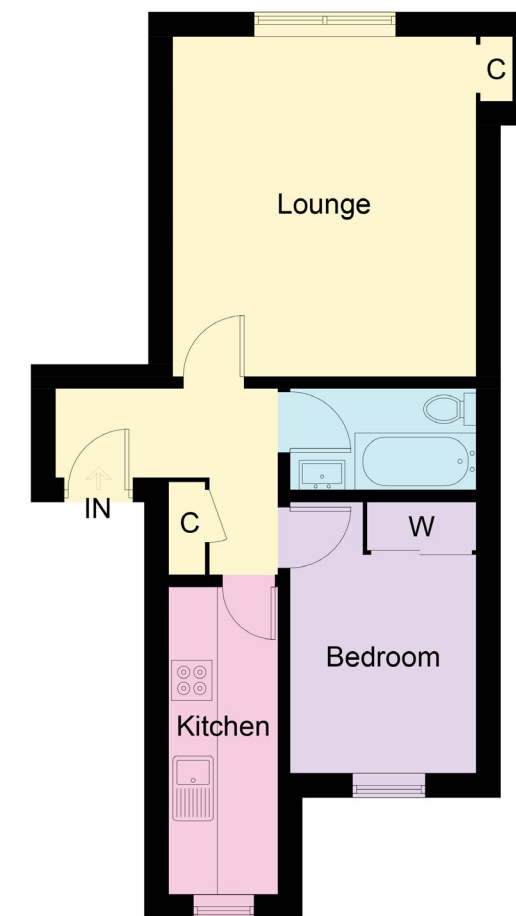
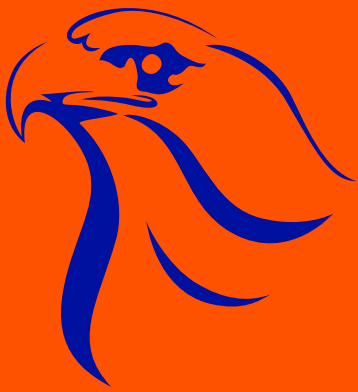


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1337399)



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Council Tax Band:

A (Dundee Council 26).

EPC Band:

D

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