



5e Eden Street,  
Dundee DD4 6HL

Fixed Price £53,000

- HR Val. £55,000
- Second floor flat
- Sizeable lounge
- Gas central heating
- Varnished Floor Boards
- Double Glazing
- Central Location
- Communal Gardens



Enjoying a sought after central location within Dundee this one bedroom traditional tenement flat would make an ideal first time buy or sound buy to let investment. Located just a short distance from Dundee City Centre the property is well served with a range of local amenity including frequent bus service from the Arbroath Road. Baxter park is also a short distance away and offers plentiful recreation space.

The accommodation comprises entrance hall with storage cupboard off, sizeable lounge enjoying period fireplace and detailed cornice, double bedroom, fitted kitchen to include modern appliances and a well presented bathroom with over bath shower completes the accommodation. The property specification includes Gas central heating with combi boiler, double glazing and security entry. Externally the communal rear garden's offers shared drying area with parking to the front being on street. EPC - C.

Lounge	13'11 x 14'11	(4.24m x 4.55m)
Bedroom	7'11 x 16'5	(2.41m x 5.00m)
Bathroom	5'5 x 4'1	(1.65m x 1.24m)
Kitchen	6'10 x 11'0	(2.08m x 3.35m)
Hall	11'1 x 3'6	(3.38m x 1.07m)

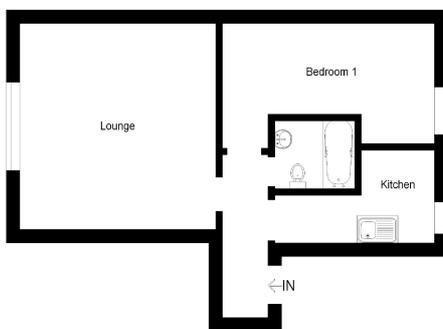


Illustration For Identification Purposes Only. Not To Scale (ID 322067/ Ref: 59540)

Thorntons is a trading name of Thorntons LLP. Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information. Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

T: 03330 430090 | E: genea@thorntons-law.co.uk | www.thorntons-property.co.uk

Dundee | Anstruther | Arbroath | Cupar | Edinburgh | Forfar | Kirkcaldy | Montrose | Perth | St Andrews

