



60C Abbotsford Street,
Dundee DD2 1DA

Fixed Price £82,000

- Hallway
- Lounge
- Kitchen
- Bathroom
- Double Bedroom
- Gas Central Heating
- Double Glazing
- Many Features & Extras

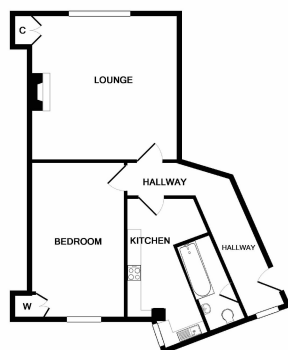


This is a perfect opportunity to purchase an attractive first floor apartment in the popular West End of the city. Large entrance hallway, with cornice and feature coloured glass window.

This particular property has the benefit of a good sized lounge with focal fireplace plus ornate cornicing, centre rose and original dado rail. This room is finished in natural wood flooring and benefits from double glazed original sash windows. There is a good sized fitted kitchen with integrated oven, hob, extractor, washing machine and fridge. The double bedroom has natural wood flooring and fitted wardrobe. The bathroom has a three piece suite and shower over the bath.

Features include natural wood doors and skirtings throughout, full wall and floor tiling in the bathroom, gas central heating and a mixture of sealed unit and UPVC double glazing. The property will be sold with fitted floorcoverings, oven, hob, extractor hood, washing machine and fridge. The property has also an allocated shed. EPC - C

Lounge	14'0 x 13'0	(4.27m x 3.96m)
Kitchen	12'9 x 4'6	(3.89m x 1.37m)
Bedroom	9'2 x 15'6 (at widest)	(2.79m x 4.72m (at widest))
Bathroom	3'6 x 10'5	(1.07m x 3.18m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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