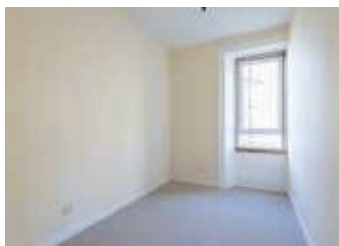




39 Provost Road,  
Dundee DD3 8AF

Fixed Price £52,500

- HR VAL £60,000
- First floor position
- Popular central location
- Brand new Double Glazing
- New Kitchen
- Two double bedrooms
- Freshly painted
- New carpets fitted
- Residents Garden
- EPC - D

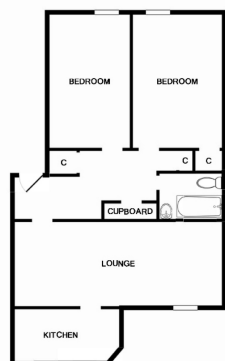


A well presented First floor flat which has seen recent investment and now enjoys brand new UPVC double glazing and modern fully fitted kitchen. Provost road is well located for easy access to Dundee city centre, local shopping and a frequent public transport link. The flat would make an ideal first time buy or buy to let investment.

Internal accommodation is well proportioned comprising entrance hall, spacious lounge with feature fire place surround, modern fitted kitchen off, two good sized double bedrooms and a well presented family bathroom. There is ample storage within the flat by way of large in built cupboards. The property has also been freshly painted and had new carpets fitted.

Externally the property enjoys a well maintained shared garden to the rear. EPC D

Lounge	17'6 x 11'0	(5.33m x 3.35m)
Kitchen	6'9 x 5'7	(2.06m x 1.70m)
Bedroom 1	12'0 x 6'9	(3.66m x 2.06m)
Bedroom 2	11'6 x 7'8	(3.51m x 2.34m)
Bathroom	6'2 x 6'3	(1.88m x 1.91m)



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T: 03330 430090 | E: [genea@thorntons-law.co.uk](mailto:genea@thorntons-law.co.uk) | [www.thorntons-property.co.uk](http://www.thorntons-property.co.uk)

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