



1/L, 22 Caird Avenue

| Dundee | DD3 8AT

Thorntons 
The right way to move

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Offers Over £65,000



Exceptional opportunity to purchase this well-presented first floor flat located within a popular area of the city. the location is ideal for: local shops, retail parks, city centre and commuter bus routes connecting to all parts of the city.



The property which is accessed via a security entry system comprises: hallway with large storage/boiler cupboard, large lounge with living flame gas fire, fitted kitchen/breakfast, modern bathroom and double bedroom with mirrored wardrobes. Attributes includes: double glazing, gas fired central heating, carpets, gas cooker, electric shower, washing machine, fridge/freezer and tumble dryer.

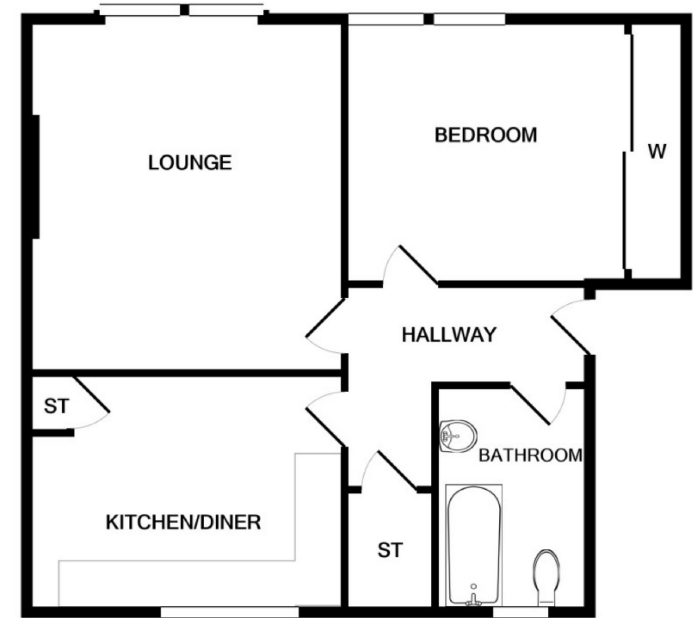
Externally there is a well-kept communal garden. Making an ideal first time or investment purchase early viewing is highly recommended.



- First Floor Flat
- Popular Location
- Lounge; Living Flame Fire
- Fitted Kitchen/Breakfast
- Modern Bathroom
- Double Bedroom
- GCH; DG; Sec Entry, EPC C
- Many Extras



Lounge	15'4 x 12'0 4.67m x 3.66m
Kitchen/Breakfast	12'7 x 7'5 3.84m x 2.26m
Bathroom	9'5 x 4'9 2.87m x 1.45m
Bedroom	10'4 x 10'2 3.15m x 3.10m



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