



T. DUNCAN & CO.
Solicitors • Estate Agent

13A Maryfield Terrace | Dundee |
DD4 7AE

Offers Over £165,000





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This well presented, upper floor apartment with views towards the Tay Road Bridge is located in a sought after residential location within walking distance of the Town centre and all local amenities and services including shops, schools, supermarkets and health centre.

The property has been well maintained and is ready to live in condition throughout and benefits from spacious Lounge with ornate fireplace, kitchen/dining, 3 bedrooms and shower room.

There is a private area of ground to rear with outdoor cellar and communal drying area to side. In addition, there is a shared driveway and parking space.

This property would suit the needs of a variety of purchasers and viewing is recommended.

- Upper Floor Apartment
- Spacious Lounge
- Kitchen/Dining
- 3 Bedrooms
- Shower Room
- GCH & DG
- Private Garden, Cellar & Shed
- Parking Space
- EPC - D



- Vestibule:** UPVC exterior door.
- Hallway:** Large storage cupboard with shelving. Cornice.
- Lounge:** Approx. 3.7m x 3.9m. Bright and spacious public room with views towards the Tay Road Bridge. Double glazed windows looking to front. Alcove with glass display and cupboard. Attractive gas fire with ornate surround and marble hearth. Cornice.
- Shower Room:** Approx 1.5m x 3.1m. Three piece white suite incorporating WC, wash hand basin and shower cubicle with Redring Expression 500 shower. Double glazed frosted window. Wall mounted medicine cabinet.
- Kitchen/Dining:** Approx. 3.4m x 3.0m. Spacious kitchen/dining fitted with a range of base and high level storage units. Stainless steel sink and drainer. Space for fridge freezer. Plumbed for automatic washing machine. Space for cooker. Tiling to splashback. Washing machine and fridge freezer included in sale (no warranties given)
- Bedroom 1:** Approx. 3.3m x 3.7m. Excellent sized double bedroom with triple mirror fronted wardrobes with shelving and hanging rail. Double glazed window looking to front.
- Bedroom 2:** Approx. 2.5m x 4.3m. Another spacious double bedroom with double glazed UPVC window to rear.
- Bedroom 3/Office:** Approx. 2.2m x 2.4m. Single bedroom, Double glazed window to front. Would suit use as a study/office.
- Outside:** Outdoor cellar. Timber shed. Private area of garden ground which leads to wrought iron gate to communal drying area to side. Parking Space to side.





Services: Gas Central Heating and Double Glazing

Fixtures & Fittings: Blinds, light fittings,

Local Authority: Dundee City Council

Council Tax Band: B

Post Code: DD4 7AE

Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent

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N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending purchasers are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T. Duncan & Co. has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients or their agents and no warranty is given regarding the condition of same. Please note that this is a draft Schedule