

WILLIAMS GRAY WILLIAMS

Lawyers and Estate Agents

18 TRINITY COURT, BLACKNESS AVENUE, DUNDEE, DD2 1GY



**SECURE ENTRY SYSTEM, ENTRANCE HALLWAY, LOUNGE WITH BALCONY,
DINING KITCHEN, TWO BEDROOMS, MASTER EN-SUITE, BATHROOM.
GAS CENTRAL HEATING, DOUBLE GLAZING. PRIVATE PARKING.**



Viewing by appointment telephone Cupar 01334 656644

OFFERS OVER £152,000

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This **SECOND FLOOR END-TERRACED APARTMENT** forms part of a modern development ideally situated in the sought after West End of the city. Its convenient location makes for ease of access to the city centre, Ninewells Hospital and Dundee University and it is also just a short walk from a wide array of local shopping, social and leisure amenities. The well proportioned accommodation benefits from a secure entry system, gas central heating, double glazing and a private covered parking space.

ENTRANCE

Entrance to the property is via a secure entry system.

ENTRANCE HALLWAY

Doors open from the spacious entrance hallway to the lounge, dining kitchen, bathroom, two bedrooms and a shelved airing cupboard which houses the boiler. Fitted carpet. Pendant light. Radiator. The area is also fitted with a smoke alarm.

LOUNGE 4.91m x 4.49m at widest (16'1½" x 14'9" at widest)

A bright and spacious south facing room with double glazed sliding patio doors to a feature balcony boasting views across the city skyline towards the River Tay. An attractive curved glass block wall separates the living area from the dining kitchen. 2 Pendant lights. Fitted carpet. Radiator.

DINING KITCHEN 3.23m x 2.57m (10'7" x 8'5")

Entry to the modern dining kitchen is via the entrance hallway or lounge. The well equipped kitchen comprises floor and wall mounted units incorporating a left hand draining stainless steel sink with mixer tap over, integrated dishwasher and washing machine and oven with separate gas hob with extractor hood. Laminate flooring. Spot lights to ceiling. Mechanical extractor fan.

BATHROOM 2.56m x 1.5m (8'5" x 4'11")

3 piece suite comprising bath, WC and pedestal wash hand basin. Partial tiling to walls. Spot lights to ceiling. Extractor fan. Carpet. Radiator.

BEDROOM ONE 3.58m x 2.72m (11'9" x 8'11")

A double glazed window overlooks the street. Sliding mirrored doors open to a large cupboard which houses the gas meter and also offers hanging and shelved storage. Fitted carpet. Radiator. Pendant light.

BEDROOM TWO 4.33m x 2.77m (14'2½" x 9'1")

Master bedroom with double glazed window overlooking the street. Sliding mirrored doors open to generous hanging and shelved wardrobe space. Fitted carpet. Pendant light. Radiator. Door to en-suite shower room.

ENSUITE SHOWER ROOM 1.93m x 1.81m (6'4" x 5'11½")

3 piece suite comprising corner shower and fitted unit housing the WC and wash hand basin. Partial tiling to walls. Shaving socket. Extractor fan. Spot lighting to ceiling. Carpet. radiator.

OUTSIDE

Externally there are factored communal areas, main door secure entry system into the building and visitors and residents car parking spaces.

SERVICES

Gas, electricity, water, telephone and drainage. There is also a monthly maintenance charge of £45.

ENERGY RATING - C

DIRECTIONS

From the traffic lights on Perth Road at Sinderins turn right onto Blackness Avenue. The property is on the left hand side and a For Sale sign will be in evidence. The entry to the property is on Seymour Street.

VIEWINGS

By appointment through Williams Gray Williams, 7 St Catherine Street, Cupar. Telephone 01334 656644