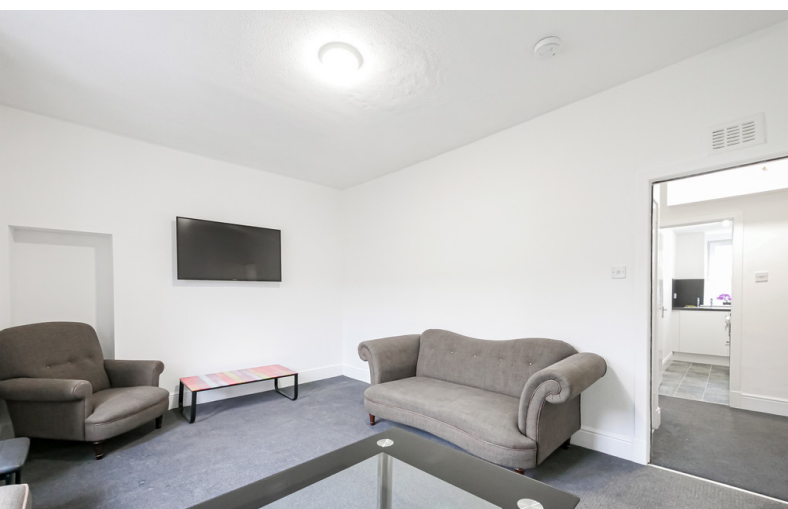


FOR SALE



3/R 12 Park Avenue DD4 6PP

1 Bedroom, 1 Bathroom, Flat

Offers Over £65,000


MARTIN&CO



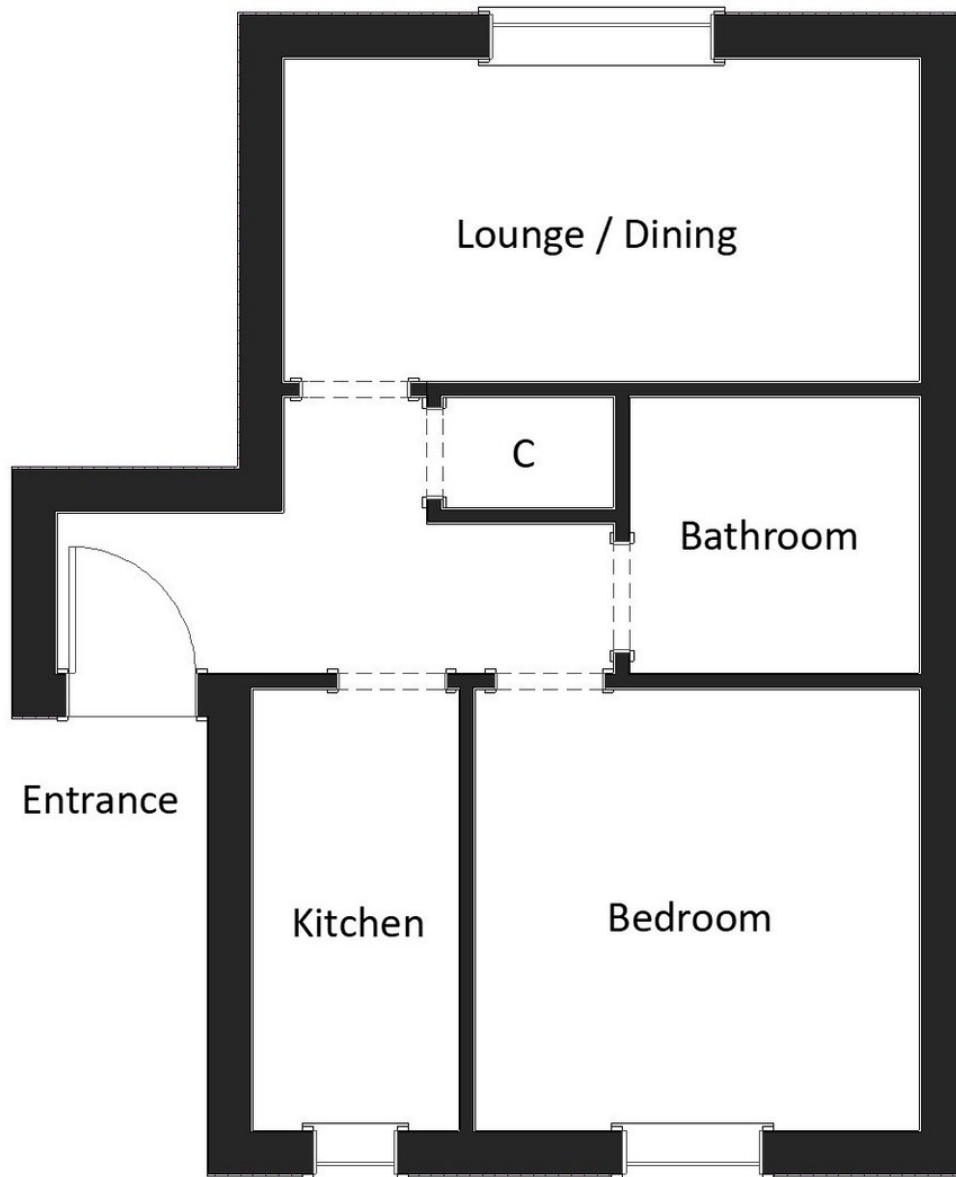
- One bedroom Apartment
- Double Glazing
- Gas Central Heating
- close to all local amenities
- EPC C-75
- Council Tax Band A
- Walking Distance To city centre

Martin & Co are delighted to bring to the market this recently refurbished one bedroom flat situated in the popular Stobswell area of Dundee close to schools, shops and all local amenities. Suitable for first time buyer or ideal investment opportunity as would provide excellent return on investment. The property comprises entrance hallway, lounge, spacious double bedroom, modern kitchen and bathroom with shower and WC and benefits from gas central heating and double glazing. Viewing highly recommended

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





This floor plan is for illustrative purposes only. It is not drawn to scale and any measurements, opening, orientation and floor areas are all approximate. No details are guaranteed. No liability is taken for any error, omission or misstatement.

Martin & Co Dundee

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<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.