



**KIM BARCLAY**

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**FLAT 1/R, 44D BYRON STREET, DUNDEE, DD3 6QW**

This attractive and well presented first floor flat lies in a well maintained block to the north of the City. The property has been lovingly maintained by the present owner and is in walk-in condition. The subjects have gas fired central heating, double glazing and bright attractive dining kitchen with appliances and fresh bathroom along with security entry system at the stair.

The flat itself has an open aspect with views to the Sidlaw Hills from the front windows and towards the Law from the rear. Byron Street itself is within easy commuting distance of the town centre and local shops and amenities.

Viewing of the property is highly recommended to appreciate the subjects on offer.

The accommodation comprises:-

**HALL, SITTING ROOM, DINING KITCHEN, BEDROOM, BATHROOM**

**VIEWING : CONTACT SOLICITORS**

**PRICE : OFFERS OVER £75,000**



**Partner: Kim Barclay LLB, Dip, L.P., N.P**

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**ACCOMODATION :**

**HALLWAY**

2.68m (8'9") x 2.65m (8'8") approx. L-shaped hall with oak flooring. Radiator. Large box room cupboard with shelves and hanging rail.

**SITTING ROOM**

4.58m (15') x 3.61m (11'10") approx. Stylishly decorated sitting room with two double glazed windows with wooden Venetian blinds overlooking the front of the property with open aspect towards the Sidlaws. Full length press style cupboard. Fitted carpet.

**DINING KITCHEN**

2.91m (9'6") x 3.49m (11'5") approx. Spacious attractive kitchen with mainly floor standing units. Dark marble effect work surfaces. Breakfast bar. Low lying fridge and freezer in breakfast bar. Full length cupboard with cupboard above. Electric oven with hob and stainless steel extractor hood. Integrated dishwasher. Space for washing machine. 1½ stainless steel sink and drainer. Wall mounted boiler. Window overlooking the rear garden with wooden Venetian blinds. Radiator.

**BEDROOM**

3.85m (12'7") x 3.05m (10') approx. Freshly decorated spacious double bedroom with fitted carpet. Two windows overlooking the front of the property with views to the Sidlaws. Wooden Venetian blinds. Radiator.

**BATHROOM**

2.92m (9'6") x 1.3m (4'4") approx. Bright white bathroom. Fully tiled around bath. Redring shower over the bath with shower screen. Window with Venetian blinds. Radiator. Tiled floor. Fully tiled around the wash hand basin.

**EXTERNALLY**

Security entry system at the stairs. Mutual drying green to the rear of the property.

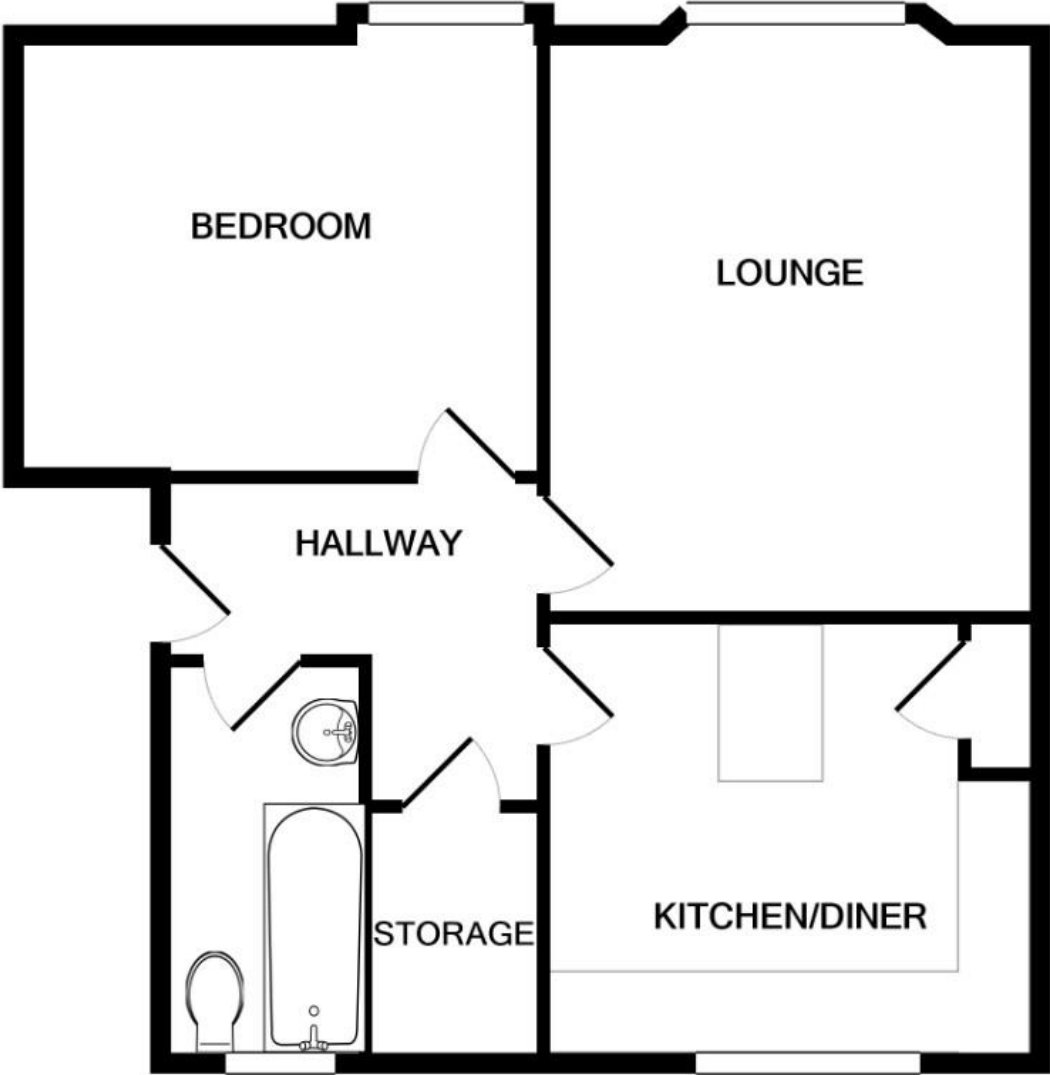
EPC Rating C

**Your attention is drawn to the terms of the Home Report which is available for the property by contacting this office.**



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**WHILST THE ABOVE PARTICULARS ARE BELIEVED TO BE CORRECT THEY ARE NOT GUARANTEED BY THE SELLERS OR THE AGENTS AND DO NOT FORM PART OF AN OFFER OR A CONTRACT**



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