



128E Logie Street, Dundee, DD2 2PY

OIRO £52,000

1 bedroom flat for sale

Description

DESCRIPTION

128E Logie Road is a beautifully presented, bright and spacious second floor one bedroom flat located in a popular residential development not far from the town centre. The property is ideally located for easy access to shops, schools, leisure amenities, bus routes & city centre and both universities. The beautifully presented property has generous sized accommodation and has recently been refurbished.

There are many attractive features, the spacious rooms are bright and welcoming. There is a newly fitted modern kitchen & bathroom. The property benefits from a well-maintained entrance close, newly fitted double glazing, new carpets and floor coverings throughout. Externally there are communal grounds to the rear, which together with the stairwell and landings are well maintained by the residents.

DIRECTIONS

From Dundee Riverside Drive A85, take left turn onto Perth Road follow this road onto Ninewells Avenue, through the roundabout onto Glamis Road, turn right onto Ancrum Road, then before the traffic lights at the bottom of the hill take a left turn into Old Muirton Road then first right into Muirton Road, the entrance for the property is just before the “Second-Hand Shop” clearly visible by a Ballantynes sale board.

ACCOMMODATION

The main Front Door opens into the carpeted L Shaped hallway with doors off to:



Lounge

This is a large spacious bright and airy room at the back of the property with alcove recess shelving.

Kitchen

A well-equipped modernised kitchen with fitted wall and base units, stainless steel sink unit, Lamona electric 4 ring hob & oven with cooker hood fan above with a shelved storage cupboard with hot water tank above.

Bathroom

Partially with wet wall, electric shower over the bath, WC, wash hand basin and extractor fan.

Double Bedroom

A spacious bright and airy room at the back of the property with 3 fitted wardrobes

SERVICES

The property is served by mains electricity, mains water and mains drainage. There are electrical run radiators throughout the flat. Sky and Broadband are available.

COUNCIL TAX

128E Logie Street is in Band A for Council Tax purposes.

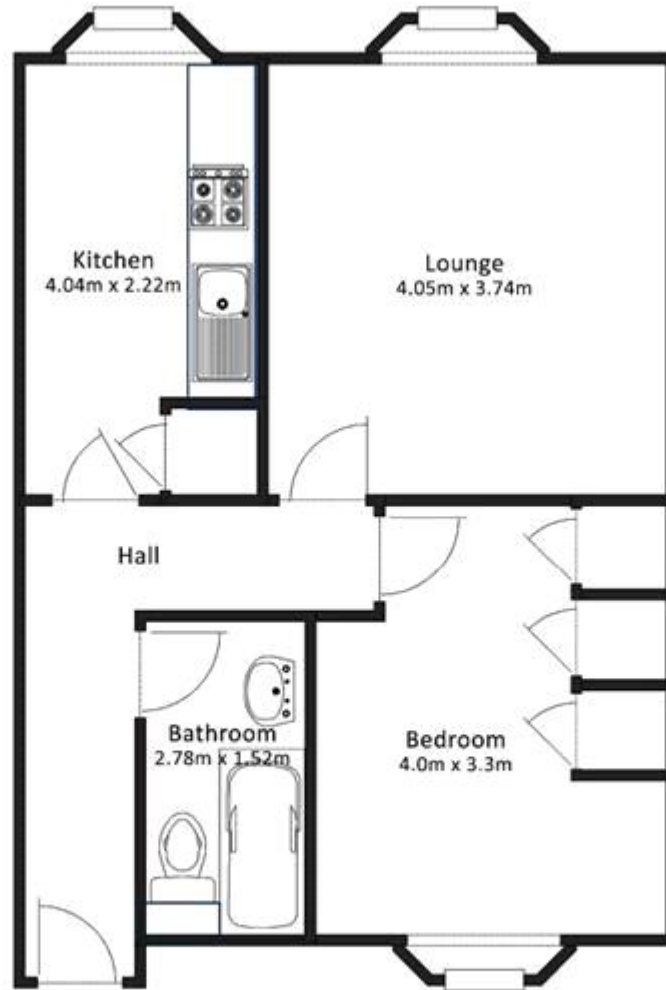
FIXTURES & FITTINGS

Included with the flat are all newly fitted carpets and floor coverings

VIEWING

Viewing is strictly by appointment only by contacting the Sole Selling Agents, Ballantynes, Perth Office Tel: 01738 441825

Tenure



128E Logie Street Dundee



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions	
(92-100) A			(92-100) A	
(81-91) B			(81-91) B	
(69-80) C			(69-80) C	
(55-68) D			(55-68) D	
(39-54) E			(39-54) E	
(21-38) F			(21-38) F	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions	
Scotland	EU Directive 2002/91/EC	81	Scotland	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		62	The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)	
			58	68

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Ballantynes - Perth Office

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