

1/R, 25 St Mungo Terrace

DUNDEE, DD3 9NE



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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*Beautifully maintained and presented first-floor
flat set within the popular St Mary's area*



Beautifully maintained and presented first-floor flat forming part of a 3-storey block with communal gardens to the back. Set within the popular St Mary's area and near all local amenities including local schools and shops with a mainline bus service, the property benefits from an entry door security system. The common stairwell and landings have been well maintained. The accommodation is fresh and bright with contemporary décor and a modern kitchen and bathroom.

THE LOUNGE



The spacious lounge offers dual-aspect views, modern laminate flooring and ample space for a dining table as well as soft furnishings. There are two double bedrooms, one with dual-aspect views and each bedroom is carpeted for comfort. The kitchen is stylish and contemporary with modern fitted units with integrated gas hob, electric oven and extractor fan. The Belfast sink sits neatly into the scheme with wood worktops. The original pantry and store have been given a fresh twist with the addition of modern doors to compliment the rest of the kitchen.

THE KITCHEN



THE BATHROOM



The bathroom is tiled with a contemporary three-piece suite and a shower over the bath complete with a glazed panel. For added comfort, the apartment benefits from gas central heating and double-glazing. There are two great store cupboards in the hall and an additional store on the landing, ideal for the bike or pram. This home is ready to walk into and is not in an onward chain.

BEDROOM 1



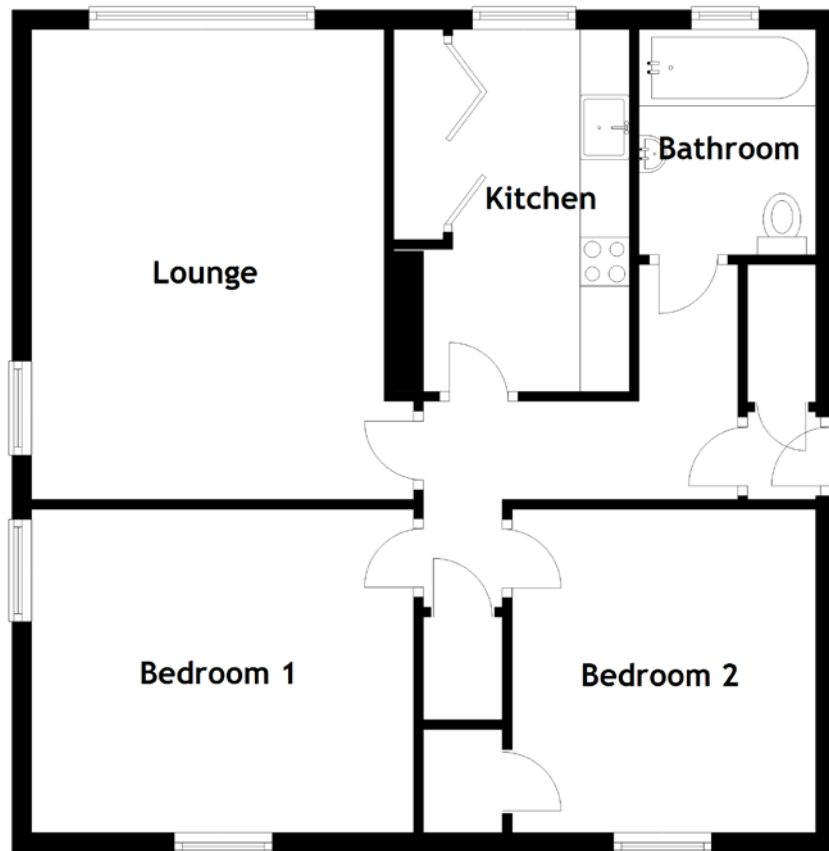
BEDROOM 2



EXTERIORS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

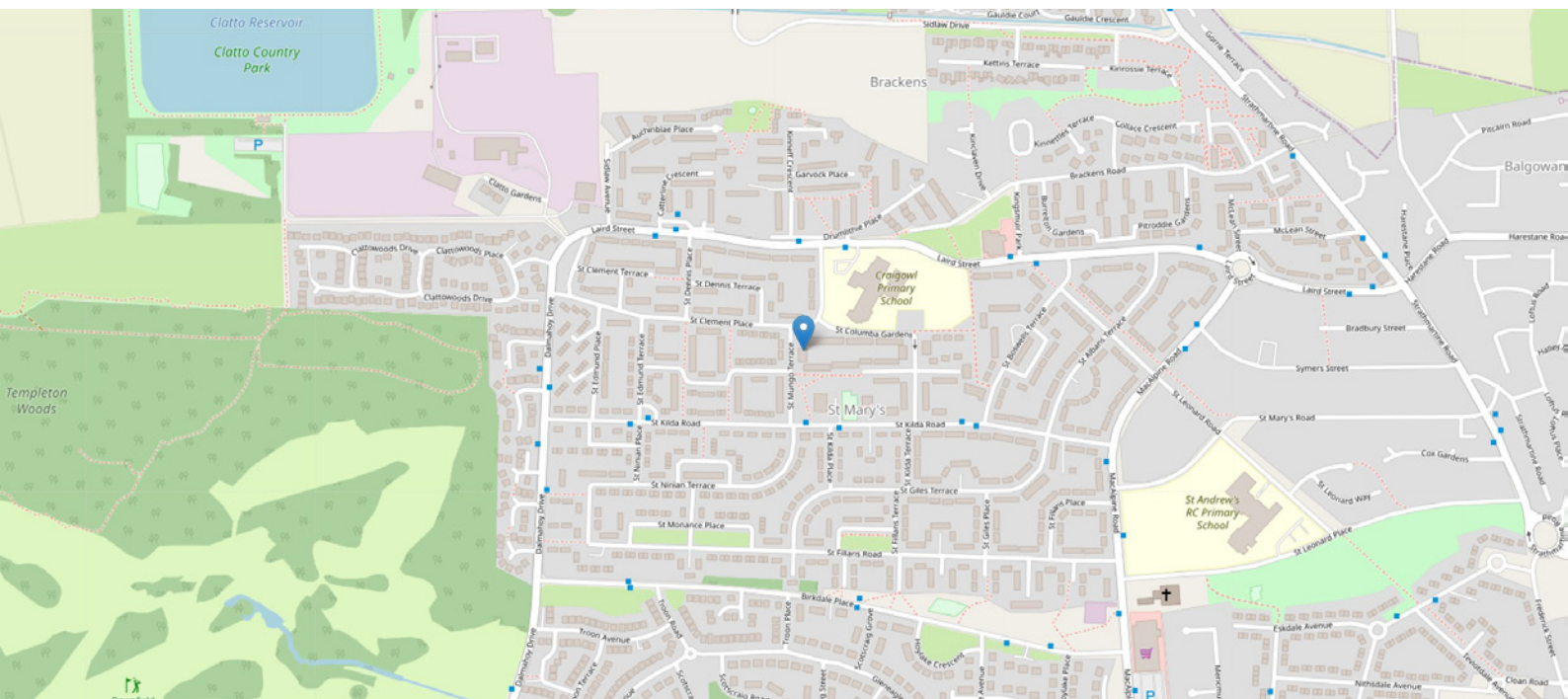
Lounge 4.80m (15'9") x 3.90m (12'10")
 Kitchen 3.70m (12'2") x 2.10m (6'11")
 Bathroom 2.30m (7'7") x 1.80m (5'11")
 Bedroom 1 3.90m (12'10") x 3.30m (10'10")

Bedroom 2

3.40m (11'2") x 3.10m (10'2")

Gross internal floor area (m²): 67m²
 EPC Rating: C

Buyer's Premium Value: £1500.00



THE LOCATION

St Mungo Terrace is situated in an established residential estate lying to the north west of Dundee City Centre. Excellent local amenities and facilities can be found within close proximity and adequate public transport, shopping, social and educational facilities are available within easy reach. A wide range of local shops and amenities are close by.





The area is serviced by an excellent bus route with easy access to all parts of the City. Dundee provides an excellent range of shops and professional services, together with good leisure facilities. It is an established centre of excellence in education and life sciences, and has renowned cultural facilities. There is a mainline railway station, with services to the south and a regional airport with flights to London City, Belfast and Birmingham. The A90 dual carriageway provides fast access to Perth and central Scotland, as well as to Aberdeen. There is sailing on the Tay and pleasant sandy beaches along the coast. The Angus Glens lie to the north. Dundee is a thriving city, originally the home of "Jute, Jam and Journalism" which is currently undergoing regeneration at the waterfront to include the new Victoria and Albert Museum, a Malmaison Hotel and the upgraded harbour area. Captain Scott's ship The Discovery, along with its Visitor Centre is also part of the seafront attraction and The Frigate Unicorn, the oldest ship of its kind, is berthed within the old, original harbour. The City offers a wide range of educational facilities with Dundee and Abertay Universities both located within close reach. The Technology Park and Ninewells Hospital and Medical School, the largest teaching Hospital of its kind in Europe are also easily accessible.



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