

2 Bed Flat In Provost Road , Dundee, DD3 8AJ

£66,999





SHORT DESCRIPTION

Property Ref: 17225 Property Type Flat Council Tax Band A Bedrooms 2 EPC Rating Description: This is an excellent opportunity to purchase a second floor two bed apartment situated within a popular residential area. The location is ideal for a number of local amenities including shops, schools, leisure facilities and excellent commuter transport links. The subject property offers spacious accommodation which comprises: bright and spacious lounge, kitchen with a range of wall and base units, beautiful updated bathroom with three-piece suite, including shower over bath, and two double bedrooms with built in wardrobe space. Practical attributes include laminate flooring , electric storage heaters and double glazing and communal door key entrance Externally the property benefits from communal garden grounds and on-street parking. Council tax band A This is an ideal first time buy or buy-to-let investment with two bedrooms and early viewing is highly recommended. • 2nd floor apartment • Popular Location • Lounge • Kitchen • Two double bedrooms • Bathroom • Laminate flooring • Electric storage heaters • On- Street Parking Layout. Lounge 480cm by 444cm Bedroom One 331cm by 308cm Bedroom Two 343cm by 262 cm Kitchen 331cm by 149cm Sizes are approximate and do not form part of any contract. This is an ideal first time buy or buy-to-let investment with previous tenants paying £700 pcm and early viewing is highly recommended. Property Type: Flat Full selling price: £66999.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: A EPC rating: D Measurement: 602.779 sq.ft. Outside Space: Communal Garden Parking: On street Heating Type: Electric Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

2

Bed Room(s)

1

Bath Room(s)

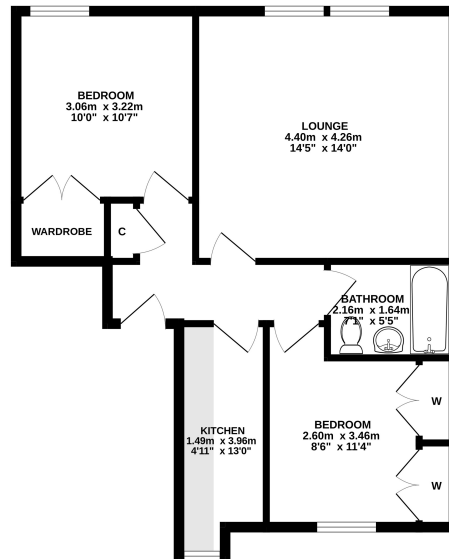
1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

SECOND FLOOR
56.3 sq.m. (606 sq.ft.) approx.



TOTAL FLOOR AREA: 56.3 sq.m. (606 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with floorplan 00205

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Dwelling type: Mid-floor flat
Date of assessment: 31 July 2026
Date of certificate: 04 August 2026
Total floor area: 56 m²
Primary Energy Indicator: 189 kWh/m²/year

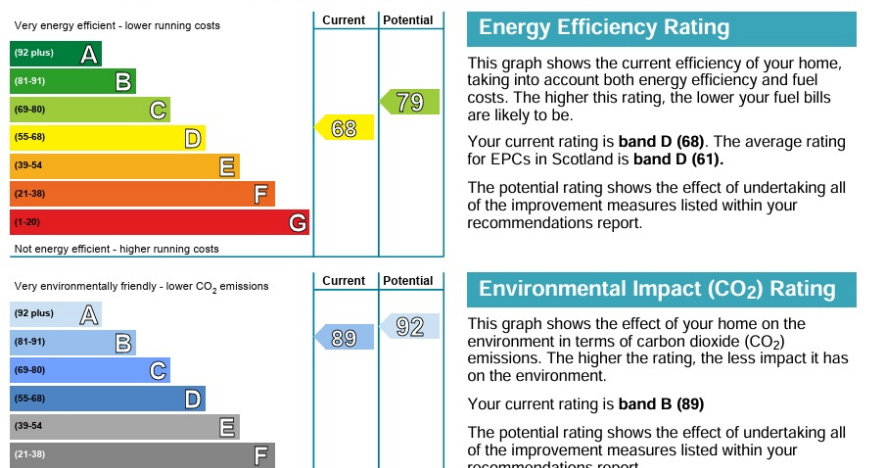
Reference number: 1116-8223-0000-0019-1272
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Electric storage heaters

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£4,440	See your recommendations report for more information
Over 3 years you could save*	£1,539	

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions



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