



**Blackadders**

PROPERTY SERVICES



**17 BUTTARS PLACE, DUNDEE, DD2 4PL**

**FROM £55,000**







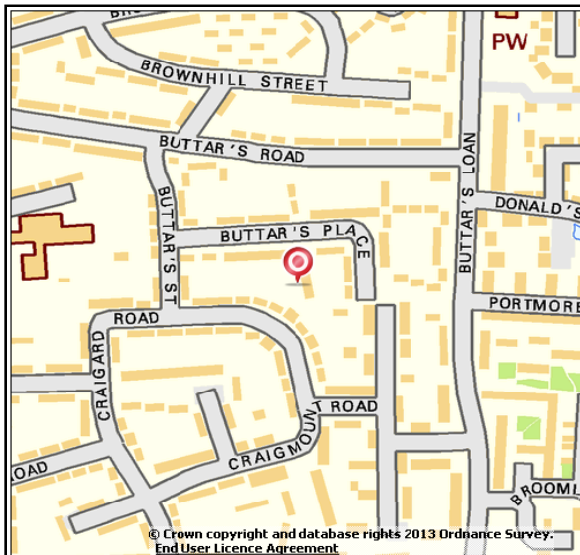
## DESCRIPTION

Blackadders are pleased to introduce to the market 6 individual newly renovated dwellings which comprise 2 x three bedroom and 4 x two bedroom flats which together form 17 Buttars Place. They are to be sold individually or may be sold as a whole.

Flats and the communal areas have benefitted from:

- New gas central heating system, Worcester boilers with manufacturers guarantee
- New fitted Bathroom
- New Fitted Kitchen
- New internal & external doors
- New fitted carpets and vinyl flooring
- New external boundary fences
- All flats & the communal staircase have been rewired
- Refurbished roof
- Rhones & soffits replaced with low maintenance UPVC
- Door entry system into building
- 2 x exterior storage cupboards for each flat (to be allocated)
- All the flats have double glazed windows
- All flats share common garden & drying spaces to rear of building

Situated in an established popular residential estate, the building is close to a wide selection of amenities including schools, supermarkets and arterial road links which give straightforward access to Ninewells Hospital and the Technology Park.



## OVERVIEW

- **NEWLY RENOVATED RESIDENTIAL BLOCK**
- **INDIVIDUAL UNITS / MAY BE SOLD AS A WHOLE**
- **LIVING ROOM**
- **NEW FITTED KITCHENS**
- **NEW BATHROOMS**
- **2 OR 3 BEDROOMS**
- **NEW CENTRAL HEATING**
- **DOUBLE GLAZING, REWIRED**
- **FITTED FLOOR COVERINGS**
- **MAIN DOOR ENTRY SYSTEM**

## ACCOMMODATION *(All measurements are approximate)*

<b>LIVING ROOM</b>	<b>12'2" x 14'6" (3.7m x 4.4m)</b>
<b>KITCHEN</b>	<b>7'9" x 9'5" (2.3m x 2.8m)</b>
<b>BEDROOM</b>	<b>11'1" x 12'7" (3.3m x 3.8m)</b>
<b>BEDROOM</b>	<b>11'8" x 9'3" (3.5m x 2.8m)</b>
<b>BEDROOM 3</b>	<b>8'7" x 8'9" (2.6m x 2.6m)</b>
<b>BATHROOM</b>	<b>5'7" x 6'4" (1.7m x 1.9m)</b>
<b>GARDEN</b>	

## OTHER INFORMATION

### INCLUDED IN SALE PRICE

Manufacturer guarantees for central heating boiler.

### EXTERIOR

2 external storage cupboards for each flat, communal garden and drying area. Main door entry system.





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## CONTACT

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## DISCLAIMER

Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavor to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.



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