

LAW • PROPERTY • FINANCE

3 MAINS CHURCH FLATS

Claverhouse Road, Dundee, DD4 9DL







Presented with stylish, contemporary interiors, this duplex flat is arranged over the ground and first floors of a converted church in Dundee and offers a living room, a mezzanine-level dining kitchen, two double bedrooms with built-in wardrobes, and a shower room, plus access to a communal garden and private residents' parking. The flat is ideally located for swift access to all the city has to offer.

Extras: Integrated appliances comprising an oven and hob will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Duplex flat in Dundee
- Arranged over the ground and first floors
- Forming part of a converted church
- Secure shared entrance
- Hallway with storage
- Southwest-facing living room
- Mezzanine-level dining kitchen
- Two double bedrooms with storage
- Contemporary shower room
- Access to communal garden
- Private residents' parking
- EPC Rating C
- Council Tax Band D



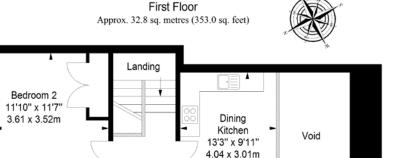
"DUPLEX FLAT IN DUNDEE FORMING PART OF A CONVERTED CHURCH WITH A SOUTHWEST-FACING LIVING ROOM & TWO DOUBLE BEDROOMS"





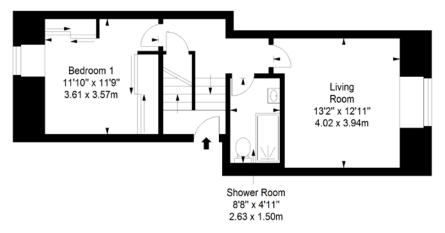






Ground Floor

Approx. 42.0 sq. metres (452.1 sq. feet)

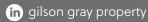


Total area: approx. 74.8 sq. metres (805.1 sq. feet)











These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.



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