



GILSON GRAY

LAW • PROPERTY • FINANCE

3/L, 37 UNION STREET,

Dundee, DD1 4BS



Forming part of a traditional building in the heart of Dundee, this third-floor flat offers a large living room, a kitchen, and two bedrooms, plus a bathroom on the fourth floor and a WC on a half landing. The home offers characterful original features as well as an opportunity for modernisation and upgrading, giving the new owner an exciting chance to put their own stamp on a generous city home.

Extras: Integrated appliances comprising an oven and hob as well as a freestanding washing machine and all curtains will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Traditional third-floor flat in Dundee
- Secure shared entrance
- Hall with built-in storage
- Generous living room
- Large breakfasting kitchen
- Two airy double bedrooms
- Bathroom on fourth floor
- Separate WC on half landing
- Excellent modernisation opportunity
- Characterful period features
- City amenities on the doorstep



"THIS TRADITIONAL
THIRD-FLOOR FLAT
OFFERS AN IDEAL
MODERNISATION
OPPORTUNITY."



EPC RATING:



COUNCIL TAX BAND:



VIEWINGS

By appointment with Gilson Gray on 01382 201 000



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LoTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000

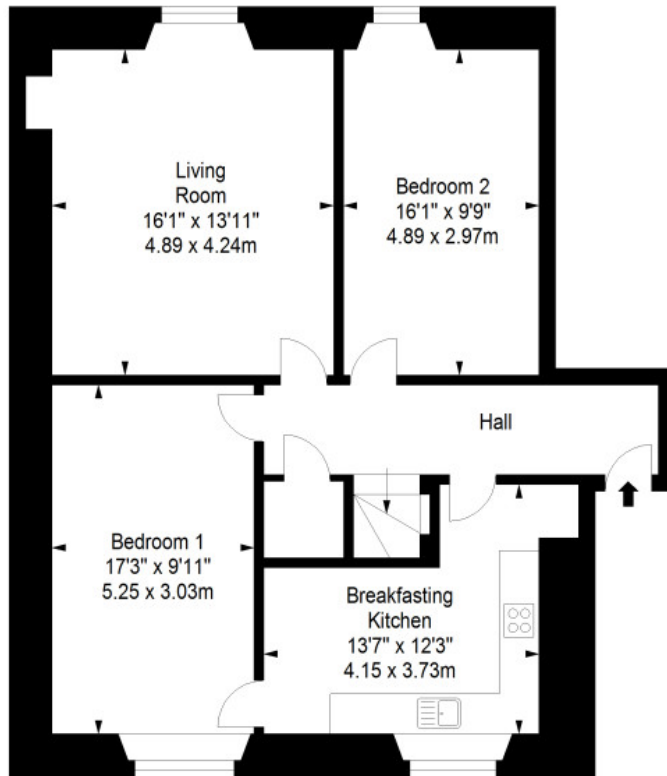


BORDERS

01890 880 008

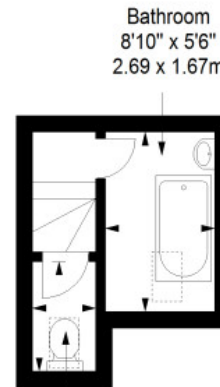
Third Floor

Approx. 81.5 sq. metres (877.3 sq. feet)



Top Floor

Approx. 8.3 sq. metres (89.3 sq. feet)



WC (On Half Landing)
5'6" x 3'1"
1.67 x 0.93m

Total area: approx. 89.8 sq. metres (966.6 sq. feet)



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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.