



**HARMONY HOMES**  
ESTATE AGENCY



3 Marryat Street, Dundee, DD3 8AL

Offers over £92,000





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# 3 Marryat Street

Dundee, DD3 8AL

Harmony Homes welcomes this lovely spacious top floor two bedroom flat in the popular residential area of Marryat Street Dundee.

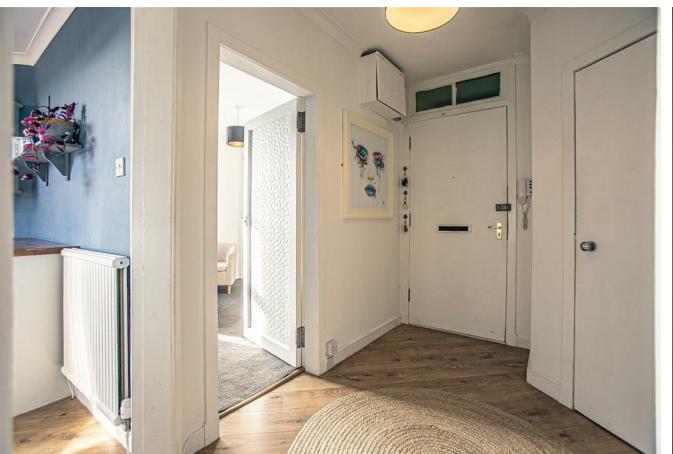
The property is on the top floor on a corner block which gives you the added benefit of some lovely views plus the added benefit of having a South facing aspects which provides lots of natural light into the property.

Upon entry to the property you are welcomed by a very spacious central entrance hallway which all of the other rooms lead off from. To the right upon entry is a very good sized double bedroom and a well proportioned newly fitted modern kitchen. In front as you leave the hallway you will find the very spacious Livingroom and second double bedroom.

To the left of the hallway is a excellent sized newly fitted modern bathroom which boasts a great sized walk in shower. To the outside of the property you have a well maintained communal back garden and shared drying area.

Double glazing and gas central heating throughout. This property would be an amazing first time buyers property, buy to let investor or someone looking to downsize.

Early viewing is highly recommended for this lovely property.





## Directions

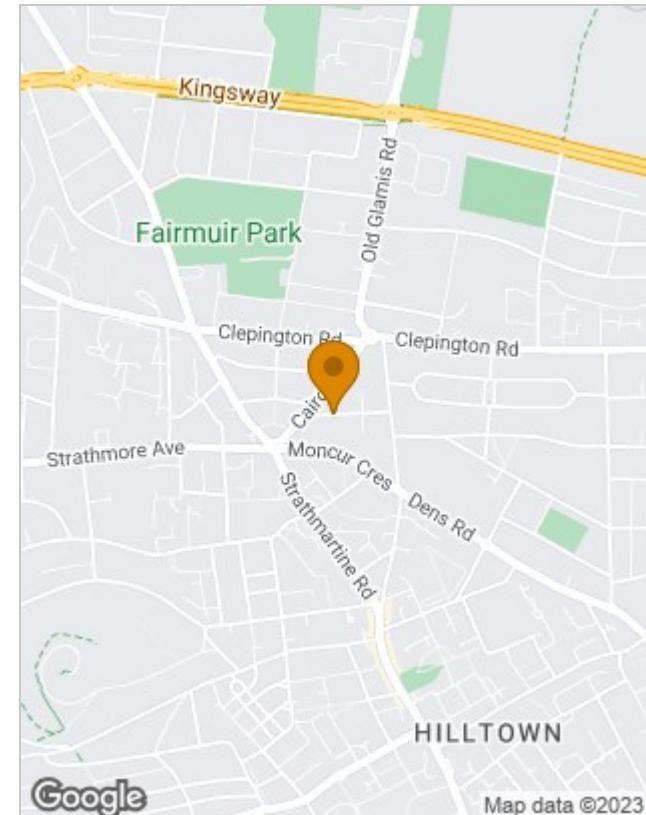




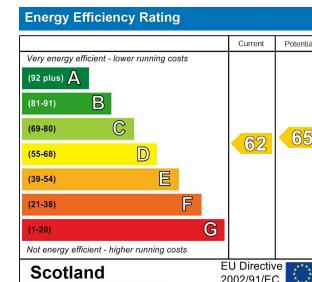
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.