



84 Mortimer Street, Dundee, DD3 6RA

Offers Over £120,000



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Dundee  
DD3 6RA

**OFFERS OVER**  
**£120,000**

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84 Mortimer Street is a well-presented, ground floor apartment situated within a popular residential area and benefitting from off street parking via a driveway and detached garage. The property is conveniently placed for good local amenities whilst the city centre is within a short travelling distance with excellent amenities including a wide variety of shops, restaurants and mainline train station.

The bright accommodation is formed over one level comprising: glazed entrance porch, main reception hallway with two useful built-in cupboards, lounge, kitchen, two bedrooms and shower room. The lounge has a decorative feature fireplace and space for dining. From here, a door leads to the kitchen. The modern kitchen overlooks the rear gardens with space for freestanding appliances and floor and wall mounted units with complementary work surfaces. French doors lead out to the gardens. Both bedrooms are doubles and the master benefits from a built-in cupboard. The modern shower room suite consists of W.C., wash hand basin with vanity unit below and shower cubicle

with wet wall surround. The property is tastefully decorated throughout.

The property benefits from gas-fired central heating and double glazing.

Externally, to the side of the property, is the driveway and detached garage with electric door, power and light supply. To the rear, there are communal gardens laid with lawn as well as a private, enclosed area of garden with shed.

Rollos recommend an early inspection to appreciate the accommodation and location on offer.





- Ground floor apartment
- Lounge
- Kitchen
- Two bedrooms
- Shower room
- GFCH & DG
- Private area of garden & Shared drying green
- Driveway & Garage

### **INCLUDED**

All fitted carpets and fitted floor coverings will be included in the marketing price.

### **SERVICES**

Mains water, drainage, gas and electricity are connected to the property.

### **VIEWING**

By appointment through our Rollos St Andrews Office  
Telephone: 01334 477700

**COUNCIL TAX BAND B**

**EPC RATING: C**

**FLOOR AREA: 753.47 SQ FT**





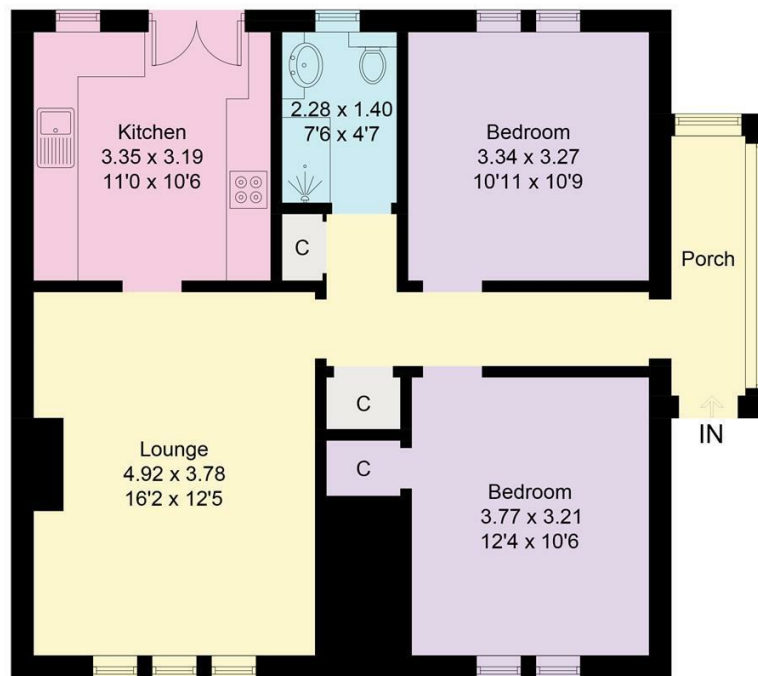


## Room Sizes

*Approximate measurements*

|             |                |
|-------------|----------------|
| Lounge      | 16'1" x 12'4"  |
| Kitchen     | 10'11" x 10'5" |
| Bedroom     | 12'4" x 10'6"  |
| Bedroom     | 10'11" x 10'8" |
| Shower Room | 7'5" x 4'7"    |





### Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1305840)



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We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.