



**8/3 Brown Constable Street,
Dundee, DD4 6QZ
Offers Over £85,000**

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



Great opportunity to purchase this spacious two bed first floor flat located in the popular Stobswell area with an abundance of amenities including shops, supermarkets, take-aways, beauty parlours, hair salons and excellent public transport links all within a short walk. Baxter Park, DISC, Dundee City Centre and both Universities are also all within reasonable walking distance.

Accommodation comprises entrance hallway with storage cupboard and connecting doors to all rooms; bright and spacious lounge with ornate cornicing, recessed shelved display; kitchen with fitted base and wall mounted units with contrasting worktops and splashback tiling, integrated hob and electric oven with extractor hood over; bathroom with W.C., wash hand basin and bath with electric shower over, splashback wet-wall panelling; and two double bedrooms with fitted mirrored wardrobes.

Externally there is a well maintained communal garden/drying green to the rear.

Practical benefits include double glazing, gas central heating and security entry.

This particular property would make an ideal first time buy/but to let investment and early viewing is recommended.

- **Spacious 2 Bed First Floor Flat**
- **Many Local Amenities**
- **Walking Distance of City Centre**
- **Lounge/Dining**
- **Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Security Entry**
- **Well Maintained Communal Garden**
- **Ideal 1st Time Buy/Buy to Let Investment**



Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.



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Dundee: 01382 203000

Brechin: 01356 622289

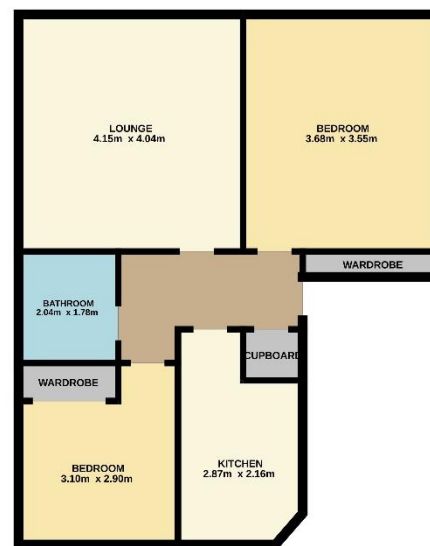
Cupar: 01334 658222

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1ST FLOOR
59.0 sq.m. approx.



TO 1ST FLOOR AREA: 59.0 SQ.M. APPROX.
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floor, window, doors and other items are approximate and the responsibility is taken for any error, omission or misstatement. The client must accept the floor plan as a guide and not be held liable for any discrepancy between the actual measurements and those shown on the floor plan.



Included in the sale are all carpets and floor coverings, curtains, integrated hob and oven, free standing fridge freezer, washing machine, coffee tables, television, television unit and mirror in lounge.