



**46C Byron Street, Dundee, DD3 6QW**

**Offers Over £70,000**

Contact Solicitors for an  
appointment to view

**01382 203000**

**Chamber Practice** 



The Chamber Practice are delighted to bring to market this immaculately presented one bedroom first floor flat located in a popular residential area within walking distance of Hilltown and Clepington Road with their many local amenities and excellent public transport links. Dundee City Centre is within easy reach and the Kingsway, with its main arterial routes, is a short drive from the property.

Accommodation comprises hallway with storage cupboard and connecting doors to all rooms; bright and spacious lounge; well appointed dining kitchen fitted with ample base and wall mounted units with contrasting worktops and splashbacks, integrated electric hob and oven with extractor hood over, under counter fridge, freezer and washing machine; stylish bathroom with W.C., vanity unit with inset wash hand basin, bath with electric shower over and fully tiled walls; and generous double bedroom with ample space for free standing furniture.

The subjects are in excellent decorative order throughout and benefit from well proportioned rooms, double glazing, gas central heating and security entry.

This particular property would make an ideal starter home and early viewing is highly recommended.

- Popular Location
- Many Nearby Amenities
- Easy Reach of City Centre
- Lounge
- Dining Kitchen
- Bathroom
- Double Bedroom
- Double Glazing
- Gas Central Heating
- Security Entry
- White Goods Included
- Communal Drying Green
- Absolute Move in Condition
- Great Starter Home



**Chamber Practice**

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.



**Chamber Practice** 

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FIRST FLOOR  
50.8 sq.m. approx.



TOTAL FLOOR AREA: 50.8 SQ.M. APPROX.  
ALL MEASUREMENTS ARE TO FACE UNLESS STATED OTHERWISE. MEASUREMENTS ARE TO FACE UNLESS STATED OTHERWISE. MEASUREMENTS ARE TO FACE UNLESS STATED OTHERWISE. MEASUREMENTS ARE TO FACE UNLESS STATED OTHERWISE. MEASUREMENTS ARE TO FACE UNLESS STATED OTHERWISE.



*Included in the sale are all carpets and floor coverings, window blinds where fitted, integrated appliances, fridge, freezer and washing machine.*