



**1/R, 192 Strathmartine Road, Dundee, DD3 8DG**  
**Fixed Price £55,000**

Contact Solicitors for an  
appointment to view  
**01382 203000**

**Chamber Practice** 





The Chamber Practice are delighted to bring to market this spacious 1 bed first floor flat located on the popular Strathmartine Road with its array of 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.

The property, whilst in need of a degree of modernisation, is in good decorative order and benefits from well proportioned rooms, double glazing, gas central heating and wooden flooring throughout.

Accommodation comprises entrance hallway with doors to all rooms; open plan lounge/kitchen with clearly defined areas, the kitchen having fitted base and wall mounted units with contrasting worktops and tiled splashbacks, slot in gas cooker and washing machine; spacious double bedroom with ornate cornice and built in storage facilities; and bathroom with 3 piece white suite incorporating W.C., vanity unit with inset wash hand basin and bath with electric shower over, attractive tiling, display shelving and wall mounted mirror. Externally there is a well maintained communal drying green to the rear.

This particular property would make an ideal first time buy and early viewing is recommended.

- **First Floor Flat**
- **Hallway**
- **Open Plan Lounge/Kitchen**
- **Bathroom with Shower**
- **Double Bedroom**
- **Double Glazing**
- **Gas Central Heating**
- **Communal Drying Green**
- **Move in Condition**
- **Many Nearby local Amenities**
- **Walking Distance of City Centre**
- **Ideal First Time Buy**



**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.





GROUND FLOOR  
40.0 sq.m. approx.



TOTAL FLOOR AREA: 40.0 sq.m. approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Maplogic ©2024

*Included in the sale are all floor coverings, window blinds where fitted, gas cooker and washing machine.*



**Chamber Practice**

Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

[www.thechamberpractice.co.uk](http://www.thechamberpractice.co.uk)

[contact@thechamberpractice.co.uk](mailto:contact@thechamberpractice.co.uk)