



**G/L, 201 Strathmartine Road,
Dundee, DD3 8PH
FIXED PRICE £90,000**

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



The Chamber Practice are delighted to bring to market this bright and airy two bed ground floor flat located on the popular Strathmartine Road, within short walking distance of Fairmuir Park and many local amenities. Dundee City Centre is within easy reach and the Kingsway main arterial route is a short distance from the property.

The subjects are in absolute move in condition, having been fully refurbished by the current owner, and benefits include brand new kitchen and shower room, new floor coverings, internal doors, wiring and plumbing and fresh décor throughout.

Accommodation comprises entrance hallway with doors to all rooms; bright and spacious open plan lounge/kitchen with ornate cornice and ceiling rose, contemporary wall mounted fire and radiators, sleek kitchen units with complementary worktops and splashbacks, integrated electric hob and oven with extractor hood over, free standing fridge freezer and washing machine; stylish shower room with W.C., wash hand basin and shower cubicle housing electric shower, full wet-wall panelling and heated towel rail; and two bedrooms with windows to rear. Externally there is a private area of garden ground and well maintained shared drying green to the rear.

This ready to live in property would make an ideal starter home and early viewing is highly recommended to avoid disappointment.

- **Fully Refurbished Throughout**
- **Popular Location**
- **Nearby Local Amenities**
- **Open Plan Lounge/Kitchen**
- **Shower Room**
- **2 Bedrooms**
- **DG & GCH**
- **Private Garden**
- **Shared Drying Green**
- **Absolute Move In Condition**
- **Fantastic 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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GROUND FLOOR
41.0 sq.m. approx.



This property is being sold with everything as seen included in the sale.

TOTAL FLOOR AREA: 41.0 sq.m. approx.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The condition, systems and appliances shown have not been inspected and no guarantee as to their operability or efficiency can be given.