



17A Caird Avenue, Dundee, DD3 8AS

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 spacious two bed ground floor flat located in a popular location, within walking distance of Clepington Road and Strathmartine Road with their wide variety of local amenities and excellent public transport links. Dundee City Centre is within easy reach and the Kingsway main arterial route, is a short drive from the property.

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

Accommodation comprises: hallway with built in storage facilities and connecting doors to all rooms; bright and airy lounge with window overlooking front garden and recessed display shelving; well appointed kitchen with fitted a range of high gloss base and wall mounting units with contrasting worktops and splashback tiling, integrated electric hob and oven, free standing fridge freezer and washing machine; fully tiled bathroom with W.C., wash hand basin and bath with electric shower over; and two double bedrooms, one of which has built in wardrobe/storage facilities. Externally there is an enclosed private garden to the front with garden shed and a shared drying green to the rear.

EICR, Gas Safety and Legionella inspections have recently been carried out and it is believed the property meets all current legislative requirements for letting, making this an ideal buy to let investment. The property will also appeal to first time buyers and downsizers.

- **2 Bed Ground Floor Flat**
- **Popular Location**
- **Many Nearby Local Amenities**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **DG & GCH**
- **Private Front Garden**
- **Shared Drying Green**
- **Move In Condition**
- **Excellent Buy to Let Investment**
- **Ideal 1st Time Buy/Downsize**



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
58.0 sq.m. approx.



TOTAL FLOOR AREA - 58.0 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 the 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.
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The sofas, bookcase, television and white goods as seen are included in the sale (No warranties given).