



**13 Cleghorn Street, Dundee, DD2 2NQ**  
**OFFERS OVER £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 attic flat located in well established residential area with local amenities close by. Dundee City Centre is within walking distance as are both Universities and Ninewells Teaching Hospital is within easy reach.

The property is extremely bright and airy with lovely views from the south-facing windows over the rooftops towards the river Tay and Fife beyond.

Accommodation comprises entrance hallway with 2 storage cupboards; spacious lounge with front facing window; well appointed kitchen with fitted base and wall mounted units with contrasting worktops and splashbacks, integrated electric hob and oven, free standing fridge freezer and washing machine, ample space for table and chairs; bathroom with W.C., wash hand basin and bath with electric shower over, attractive wet-wall panelling; and two double bedrooms with built in wardrobe/storage facilities.

The subjects are in good decorative order and benefit from double glazing and gas central heating.

This particular property would make an ideal 1<sup>st</sup> time buy/buy to let investment and early viewing is recommended.

- **Popular Location**
- **Many Nearby Amenities**
- **Walking Distance of City Centre & Universities**
- **Hallway**
- **Lounge**
- **Dining Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Move in Condition**
- **Ideal 1<sup>st</sup> Time Buy**
- **Excellent Buy to Let Investment**



**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** 

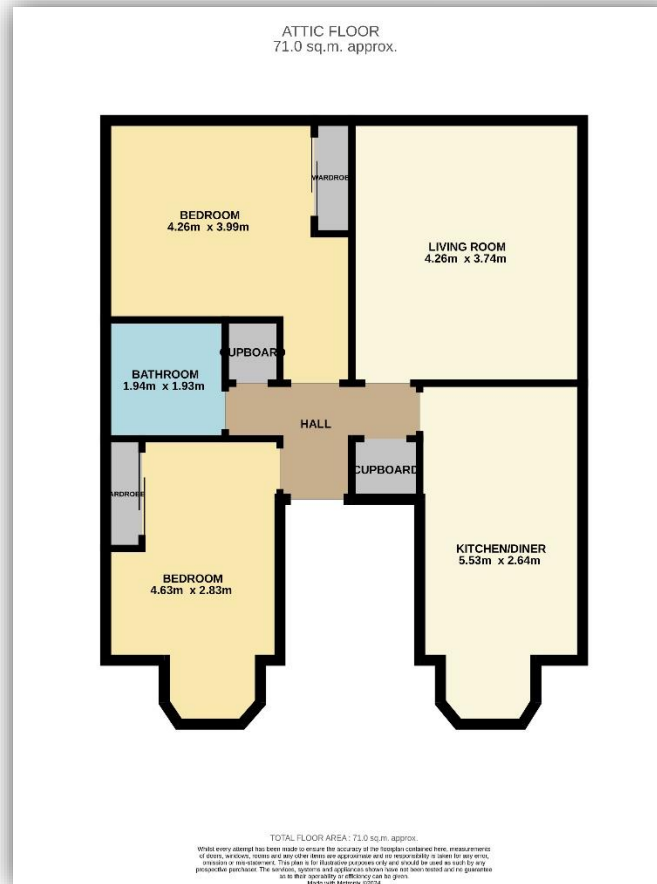
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[www.thechamberpractice.co.uk](http://www.thechamberpractice.co.uk)

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*Included in the sale are all carpets and floor coverings, integrated appliances, fridge freezer and washing machine*