



171 Dochart Terrace, Dundee, DD2 4EU

Fixed Price £85,000

Contact Solicitors for an
appointment to view on

01382 203000

or seller direct on

07739702000

Chamber Practice 



- **Popular Location**
- **Many Local Amenities**
- **First Floor Flat**
- **Hallway**
- **Lounge**
- **Kitchen/Diner**
- **Modern Shower Room**
- **2 Double Bedroom**
- **Double Glazing**
- **Electric Heating**
- **Security Entry**
- **Move in Condition**
- **Ideal 1st Time Buy/Rental Investment**

The Chamber Practice are delighted to bring to market this well presented two bed first floor flat located in a popular, well established residential area close to both Ninewells Hospital and the Technology Park. Nearby local amenities include schools, shops and excellent public transport links. Supermarkets and major retailers are also within easy reach.

Accommodation comprises: hallway with large walk-in storage cupboard; bright and airy lounge with windows to front and side; well-appointed kitchen fitted with a range of base and wall mounted units with contrasting worktops and complementary splashback tiling; contemporary shower room with W.C., wall hung vanity unit and large shower cubicle housing electric shower, attractive tiling and heated towel rail; and two double bedrooms, one having built in storage facilities. Externally there is a communal drying green to the rear and residents car park.

Benefits include double glazing, electric heating, security entry and neutral décor.

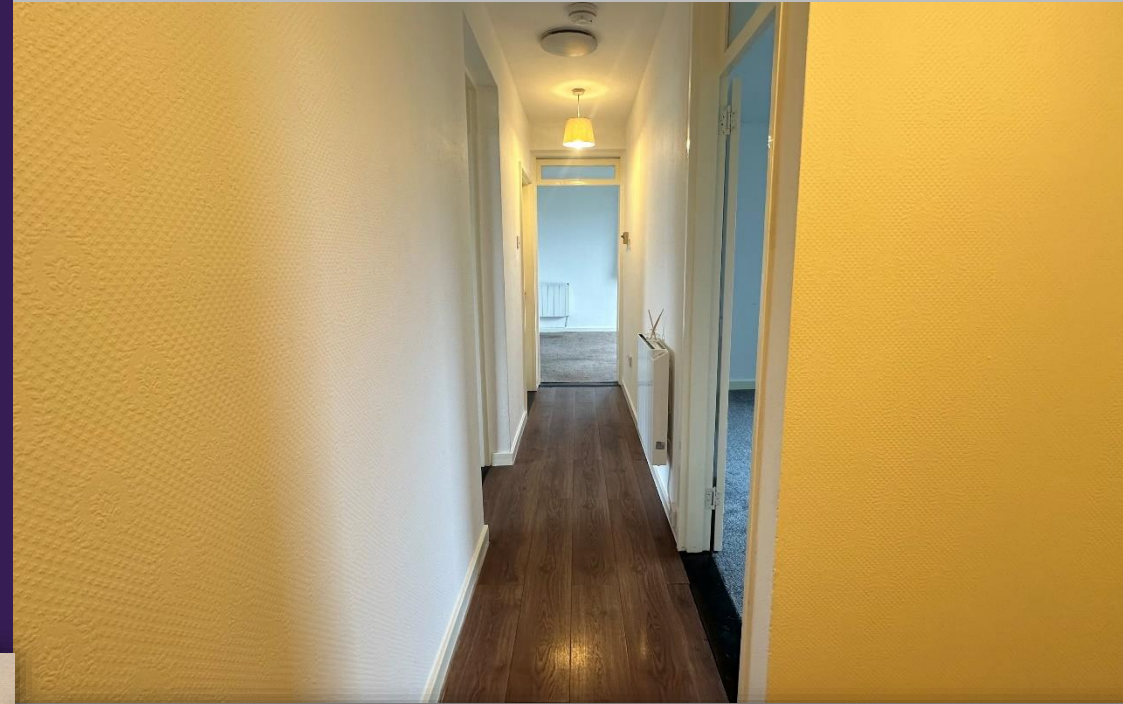
This particular property is in ready to live in condition and would make an ideal first time buy/rental investment. Early viewing is recommended.



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.





Included in the sale are all floor coverings, window blinds and curtains where fitted.