



241 Arbroath Road, Dundee, DD4 7PT
Offers Over £115,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



- **Main Door Upper Flat**
- **Popular Location**
- **Many Local Amenities**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Shower Room**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Garden & Shared Drying Green**
- **Move In Condition**
- **Ideal Starter Home/Downsize**

The Chamber Practice are delighted to bring to market this well presented main door upper flat situated in a sought after residential area close to Dundee's Kingsway and only a short drive into the City Centre and central Broughty Ferry. Kingsway East Retail Park, Aldi Supermarket, schools and main bus route are all within easy reach.

Accommodation comprises: carpeted staircase to upper floor; hallway with window to side allowing excellent natural light, built in storage facilities and hatch to floored attic roof space with adequate area for storage; bright and spacious lounge with bay window to front, attractive fireplace and recessed display with storage below; well equipped kitchen fitted with a range of high gloss base and wall mounted units with contrasting worktops and complementary splashbacks, integrated gas hob, oven and microwave, washing machine, dishwasher and fridge freezer also included; stylish shower room with W.C., vanity unit and shower cubicle housing mains fed shower, attractive tiling and wet-wall panelling and heated towel rail; master bedroom with fitted wardrobes, storage units, drawers and bedside cabinets; and further double bedroom with built in storage facilities. Externally there is private area of garden ground and a well maintained communal drying green to the rear.

This particular property will appeal to a variety of purchasers and early viewing is highly recommended to avoid disappointment.

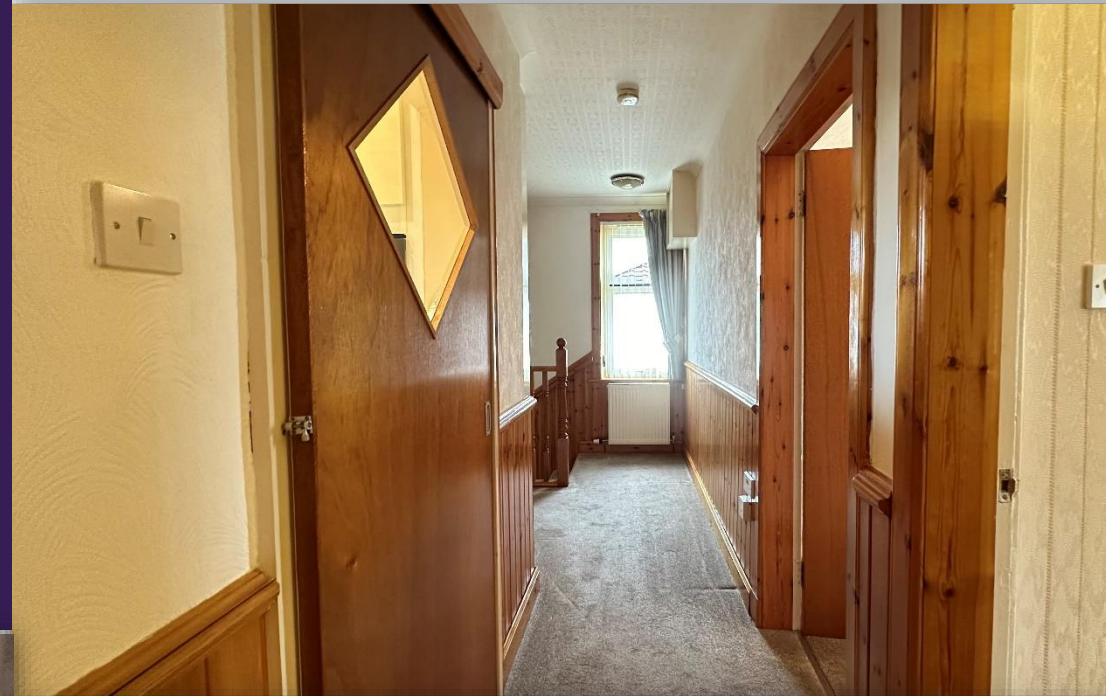


Chamber Practice

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 

Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

www.thechamberpractice.co.uk

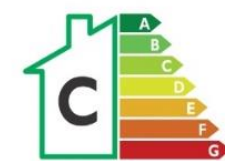
contact@thechamberpractice.co.uk



GROUND FLOOR
66.8 sq. m. approx.



TOTAL FLOOR AREA: 66.8 sq. m. approx.
 This is a rough guide and has been taken to show the general layout of the property. It is not intended to be used as a substitute for a professional survey. The actual area may vary slightly from the above. The above dimensions are for the internal area of the property and do not include the area of the garden or any other external areas. The above dimensions are for the internal area of the property and do not include the area of the garden or any other external areas.



Included in the sale are all carpets and floor coverings, window blinds and curtains where fitted, integrated appliances, white goods and fitted bedroom furniture.