



10F Marryat Street, Dundee, DD3 8AQ

OFFERS OVER £85,000

Home Report Value £95,000

Contact Solicitors for an appointment to view
01382 203000

Chamber Practice 



- **Popular Location**
- **Many Nearby Amenities**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Shower Room**
- **2 Double Bedrooms**
- **DG & GCH**
- **New Worcester Boiler**
- **Security Entry**
- **Move in Condition**
- **Ideal 1st Time Buy/Buy to Let Investment**

The Chamber Practice are delighted to bring to market this fully furnished two bed top floor flat located in popular location within walking distance of both Strathmartine Road and Clepington Road with their wide range of local amenities and excellent public transport links. Dundee City Centre is within easy reach and the Kingsway, with its main arterial routes, is a short drive from the property.

The subjects are in good decorative order throughout and benefit from well proportioned rooms, double glazing, gas central heating, security entry and communal drying green.

Accommodation comprises hallway with built in storage facilities and connecting doors to all rooms; bright and airy lounge with recessed shelved display, sofa, tv unit and coffee table; well appointed kitchen fitted with a range of base and wall mounted units with contrasting worktops, slot in gas cooker, under counter fridge, freezer and washing machine and ceiling mounted clothes airer; stylish shower room with W.C., vanity unit and large shower cubicle housing mains fed shower, full wet-wall panelling and heated towel rail; and two fully furnished double bedrooms.

This ready to live in property would make an excellent first time buy and 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.



Chamber Practice 

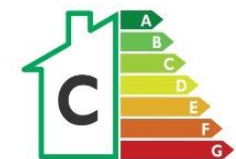
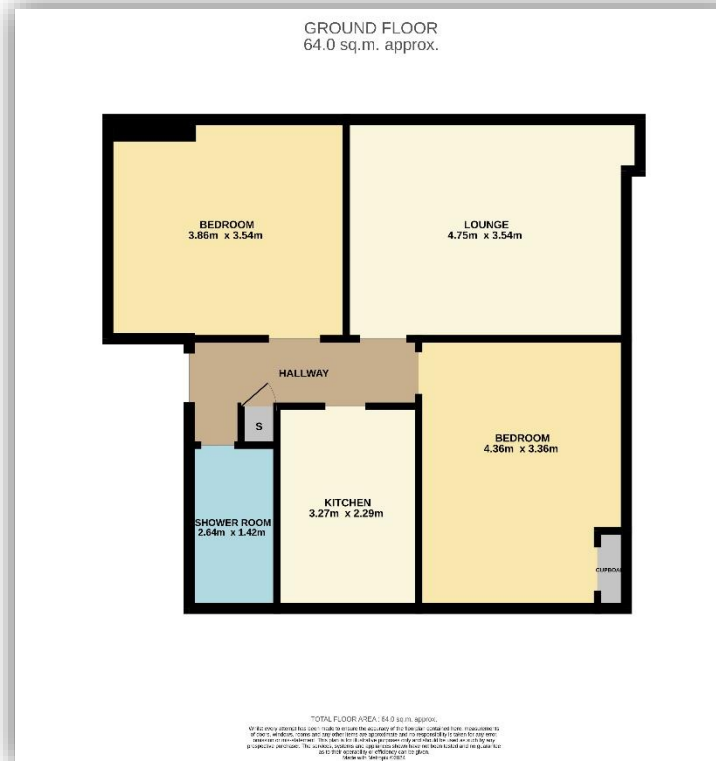
Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

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This property is being sold with all furniture and white goods as seen included in the sale