



**16C Maitland Street, Dundee, DD4 6RR**

**Offers Over £95,000**

Contact Solicitors for an  
appointment to view

**01382 203000**

**Chamber Practice** 



Great opportunity to purchase spacious two bed first floor flat located in the popular Stobswell area with its abundance of local amenities including Lidl supermarket, convenience stores, take aways, hair and beauty salons, schools and public transport links. DISC, Baxter Park and Dundee City Centre are also within walking distance.

Practical benefits include double glazing, gas central heating, security entry and external insulation cladding.

Accommodation comprises: entrance hallway with connecting doors to all rooms; bright and spacious lounge with storage cupboard; well appointed dining kitchen fitted with a range of base and wall mounted units finished in white with contrasting worktops incorporating breakfast bar, tiled splashbacks, integrated electric hob and oven with extractor hood over, free standing fridge freezer, washing machine and storage cupboard; bathroom with W.C., wash hand basin and bath with electric shower over, splashback tiling and heated towel rail; and two double bedrooms, one of which has built in storage facilities. Externally there is a well maintained shared drying green to the rear.

This particular property will appeal to first time buyers and buy to let investors alike and early viewing is highly recommended.

- **Popular Location**
- **Many Local Amenities**
- **Walking Distance of City Centre**
- **Hallway**
- **Lounge**
- **Dining Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Security Entry**
- **Shared Drying Green**
- **Ideal 1<sup>st</sup> Time Buy/Buy to Let Investment**



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** 

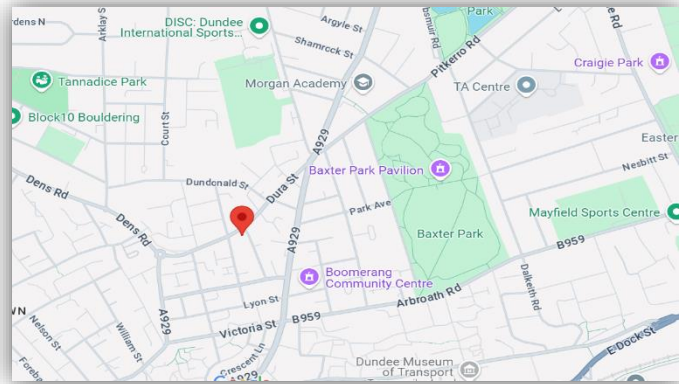
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*Included in the sale are all carpets and floor coverings, integrated hob and oven, free standing fridge freezer and washing machine.*