



1A Fleming Gardens West, Dundee, DD3 7NF
Offers Over £75,000

Contact Solicitors for an
appointment to view or telephone
seller direct outwith office hours

07464965767

Chamber Practice 



The Chamber Practice are delighted to bring to market this beautifully presented one bed ground floor flat located in popular area within walking distance of Clepington Road with its many 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 property is in immaculate decorative order throughout and comprises entrance hallway with storage cupboard and connecting doors to all rooms, bright and spacious lounge with focal fireplace; well appointed dining kitchen fitted with a range of base and wall mounted units with contrasting worktops incorporating breakfast bar; integrated electric hob and oven with chimney style extractor hood over; stylish bathroom with W.C., vanity unit and matching drawer unit and bath with shower mixer tap over, glazed shower screen, attractive wet-wall panelling and heated towel rail; and spacious double bedroom with ample space for free standing furniture. Externally there is a private garden to the front of the property and driveway providing off street parking facilities and a well maintained shared drying green to the rear.

Benefits include quality fittings and fixtures, double glazing, gas central heating, contemporary décor and security entry.

This particular property would make an ideal starter home and early viewing is essential to avoid disappointment.

- **Popular Location**
- **Many Nearby Local Amenities**
- **Lounge**
- **Dining Kitchen**
- **Bathroom**
- **Double Bedroom**
- **Double Glazing**
- **Gas Central Heating**
- **Security Entry**
- **Private Garden**
- **Driveway**
- **Immaculate Condition**
- **Great Starter Home**



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.

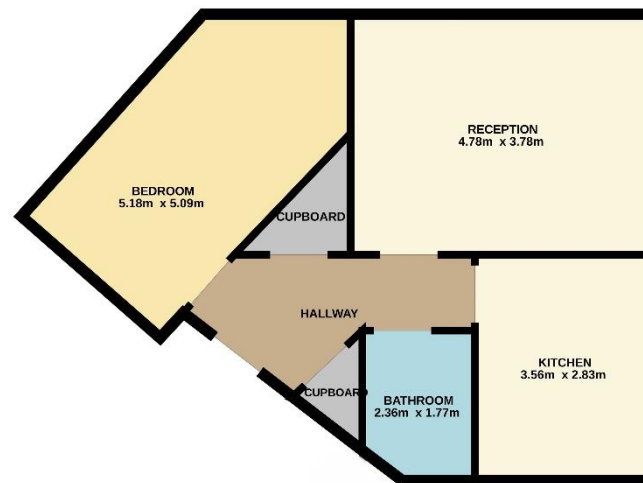
The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently 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.





GROUND FLOOR
56.1 sq.m. approx.



TOTAL FLOOR AREA: 56.1 SQ.M. APPROX.
 All dimensions shown are approximate and do not include the thickness of any partitions or wall base. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Measurements are for information only. The area is for information purposes only and should not be used for any progressive purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. Call for details.
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Included in the sale are all carpets and floor coverings, window blinds where fitted, light fittings, integrated appliances and white goods.