

*2 bed ground floor flat within walking distance of City Centre & Universities. Ideal 1<sup>st</sup> time buy/buy to let investment.*



**26A Weavers Loan, Dons Road,  
Dundee, DD3 6NT  
Fixed Price £97,000**

Contact Solicitors for an  
appointment to view  
01382 203000

**Chamber Practice** 





- **Ground Floor Flat**
- **Lounge**
- **Kitchen**
- **2 Bedrooms**
- **Bathroom with Shower**
- **Double Glazing**
- **Electric Heating**
- **Residents Car Park**
- **Nearby Local Amenities**
- **Walking Distance of City Centre & Universities**
- **Ideal 1<sup>st</sup> Time Buy**
- **Excellent Buy to Let Rental Investment**

Great opportunity to purchase this two bed ground floor flat located in a popular residential area within easy reach of many nearby local amenities including a variety of shops, takeaways and public transport. Dudhope Park and Dundee City Centre are within reasonable walking distance.

The subjects, whilst in need of a degree of modernisation, are in good decorative order and benefit from double glazing, electric heating and residents car park.

Accommodation comprises hallway with storage cupboard and connecting doors to all rooms, bright and airy lounge with storage heater; kitchen fitted with a range of base and wall mounted units with contrasting worktops and tiled splashbacks, integrated electric hob and oven, free standing fridge freezer, washing machine and tumble dryer; bathroom with 3 piece white suite incorporating W.C., wash hand basin and bath with electric shower over, glazed shower screen and ceramic tiling; and two bedrooms with built in wardrobe/storage facilities.

This particular property would make an ideal first time buy/buy to let rental investment and 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.



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GROUND FLOOR  
58.0 sq.m. approx.



TOTAL FLOOR AREA: 58.0 sq. m. approx.  
While every attempt has been made to ensure the accuracy of the floorplan, the measurements of floors, walls, ceilings and any other items are approximate and not intended to be used for any legal, financial or other purposes. This plan is for information purposes only and should not be used for any purpose other than that for which it is intended. The seller, agent and any other person involved in the sale of the property are not responsible for any errors or omissions in this plan. Made with MapInfo 15.000



*Included in the sale are all carpets and floor coverings, window blinds where fitted and integrated appliances and white goods (no warranties given).*

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.