Top Flat 7 Canning Street, Dundee DD3 7RZ

Offers over £65,000

Chamber Practice

- Recently Refurbished
- Bright Lounge
- Dining Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Electric Heating
- Double Glazing
- Secure Entry System

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 wold stage, being described as the best city U.K, and one of the best places in Europe to visit.

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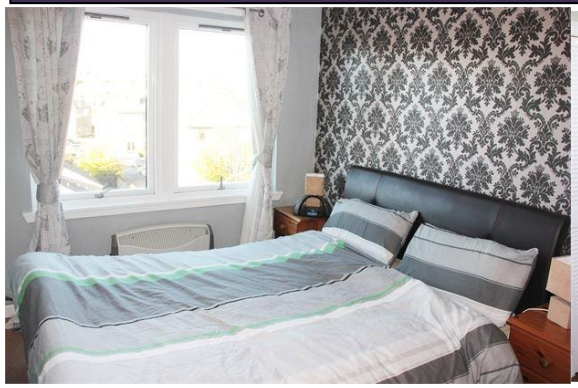
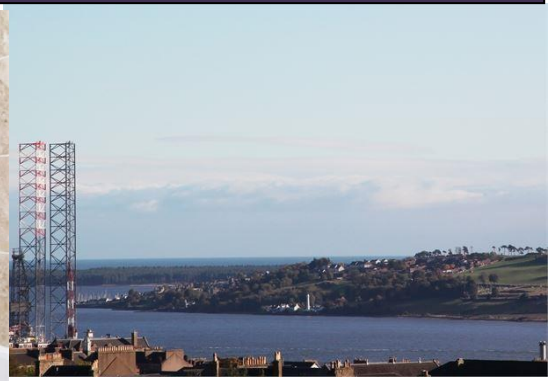
This recently redecorated first floor flat is conveniently locates within walking distance of Dundee City Centre and provides comfortable accommodation over a single level.

Recently refurbished to an extremely high and contemporary standard the property will interest first time buyers or investors in the rental market. The property benefits from excellent natural light throughout and stunning River Tay and Fife views from some rooms. Both bedrooms have fitted wardrobes providing ample storage facilities and the family bathroom has a vanity unit and bath with overhead electric powered shower. There is a communal area to the rear and the property is accessed by secure entry system.





DIMENSIONS (approximate)

Lounge: 3.78m x 3.71m

Dining Kitchen: 3.51m x 1.83m

Bathroom: 2.84m x 1.6m

Bed 1: 3.48m x 2.59m

Bed 2: 2.69m x 2.59m

Bedroom dimensions are exclusive of fitted wardrobes

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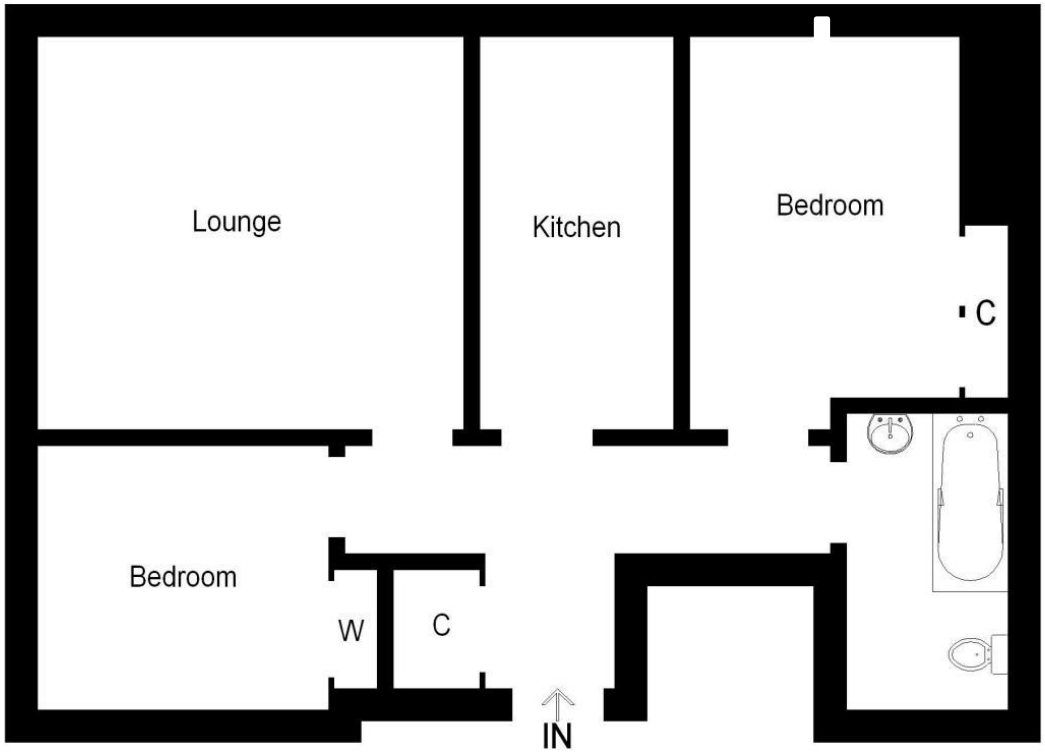

Illustration For Identification Purposes Only.
Not To Scale (ID:292601 / Ref:57974)

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale. 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.

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