



**G/R, 184 Lochee Road, Dundee, DD2 2NF**

**OFFERS OVER £90,000**

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

**07525195779**

**Chamber Practice** 



The Chamber Practice are delighted to bring to market this beautifully presented, spacious two bed flat located in well established residential area with local amenities close by. Dundee City Centre is within reasonable walking distance, as are both Universities and Ninewells Teaching Hospital is within easy reach.

This ready to live in property benefits from generously proportioned rooms, period features, double glazing, electric heating and modern kitchen and bathroom.

Accommodation comprises entrance hallway with storage cupboard and connecting doors to all rooms; bright and spacious lounge with front facing bay window, ornate cornice and recessed display shelving; beautifully appointed kitchen with fitted base and wall mounted units with complementary worktops and tiled splashbacks, slot in electric cooker, free standing fridge freezer and washer dryer; contemporary bathroom with W.C., wash hand basin and bath with electric shower over, attractive tiling, heated towel rail and storage cupboard; and two double bedrooms with built in wardrobe/storage facilities. Externally there is a well maintained communal drying green to the rear and on street parking facilities.

This particular property would make an ideal 1<sup>st</sup> time buy/buy to let investment and early viewing is recommended.

- **Popular Location**
- **Many Nearby Amenities**
- **Walking Distance of City Centre & Universities**
- **Hallway**
- **Lounge**
- **Modern Kitchen**
- **Contemporary Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Electric Heating**
- **Move in Condition**
- **Ideal 1<sup>st</sup> Time Buy**
- **Excellent Buy to Let Investment**



**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.



**Chamber Practice** 

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[contact@thechamberpractice.co.uk](mailto:contact@thechamberpractice.co.uk)



*Included in the sale are all carpets and floor coverings, light fittings, cooker, fridge freezer and washer dryer. Other items of furniture may be negotiated separately if required.*

