



**Lower Ground Floor Garden Flat,
38 Roseangle, Dundee, DD1 4LY
OFFERS OVER £215,000**

Contact Solicitors for an
appointment to view or
telephone seller direct outwith
office hours
07754628313

Chamber Practice 



- **Highly Sought After Location**
- **Walking Distance of Perth Road & City Centre**
- **Private Garden**
- **Allocated Parking**
- **Existing HMO Licence**
- **Hallway**
- **Lounge/Dining**
- **Kitchen**
- **Bathroom & En Suite**
- **3 Double Bedrooms**
- **DG & GCH**
- **Move in Condition**
- **Great Family Home**
- **Excellent Buy to Let**

Fantastic opportunity to purchase this deceptively spacious main door, 3 bed lower ground floor flat located in the heart of Dundee's West End. The property is situated within walking distance of the vibrant Perth Road with its wide variety of amenities including independent retailers, boutiques, bars, restaurants and take aways. Magdalen Green, Dundee University and the City Centre are also within a short walk and Ninewells is within easy reach.

The subjects are in good decorative order throughout and benefit from generously proportioned rooms, double glazing, gas central heating, existing HMO Licence, private garden and 3 allocated parking spaces within a private car park to the rear of the building.

Accommodation comprises: hallway with connecting doors to all rooms; bright and spacious south-facing lounge/dining room with attractive fireplace and bay window with glazed door opening out to a private patio; well appointed kitchen fitted with a range of high gloss base and wall mounted units with contrasting worktops and tiled splashbacks, integrated electric hob and oven with chimney style extractor hood over, free standing fridge freezer, washing machine and tumble dryer; fully tiled bathroom with W.C., wash hand basin, bath and shower cubicle housing mains fed shower; spacious master bedroom with built in wardrobes and connecting door to fully tiled en suite shower room which has W.C., wash hand basin and shower cubicle housing mains fed shower; and two further double bedrooms with ample space for free standing furniture.

This particular property will appeal to a variety of purchasers and early viewing is highly 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.





Included in the sale are all carpets and floor coverings, integrated hob and oven, free standing fridge freezer, washing machine and tumble dryer. Some other items of furniture may be included if required.

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