



34 Glenmarkie Terrace, Dundee, DD3 8DT
Offers Over £110,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



Great opportunity to purchase this two bedroom main door ground floor flat situated in a popular location within reach of the Stack Leisure Park and Kingsway West Retail Park providing an array of national large retailers, supermarkets, gym and leisure facilities. A number of smaller independent retailers, takeaways and services can also be found close by.

The property benefits from its own private entrance with new front door, double glazing and gas central heating and offers excellent potential for buyers seeking a home they can modernise to suit their own taste.

Internally the accommodation comprises a bright and spacious lounge, a fitted kitchen, two well proportioned double bedrooms with built in mirrored wardrobes and a shower room. While the property would benefit from a degree of modernisation, it presents a fantastic opportunity to add value and create a comfortable home tailored to individual preferences.

Externally there are private gardens to both the front and rear providing ideal outdoor space for relaxing or entertaining. A shared drying green is also available and a driveway to the front offers convenient off street parking.

This property will appeal to a range of buyers, including first time purchasers, investors or those looking for a project in a well established location with good local amenities and transport links nearby.

- **Main Door Ground Floor Flat**
- **Popular Location**
- **Nearby Local Amenities**
- **Lounge**
- **Kitchen**
- **Shower Room**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **New Front Door**
- **Private Gardens & Shared Drying Green**
- **Driveway**
- **Ideal Starter Home/Downsize Property**



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
60.0 sq.m. approx.



© 2014 Chamber Practice. All rights reserved.
This is a computer-generated floor plan and should not be used as a substitute for a professional surveyor's report. The actual dimensions of the property may vary slightly from those shown on this plan. The plan is provided for information only and does not constitute an offer of any financial product. The plan is subject to change without notice.



Included in the sale are all carpets and floor coverings, window blinds where fitted, fireplace, fridge freezer and washing machine. The bed and bedside cabinets in bedroom one may also be included if required.

Chamber Practice

Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

www.thechamberpractice.co.uk

contact@thechamberpractice.co.uk