

*Well presented 1 bed
flat within easy reach of
City Centre. Ideal 1st
time buy.*



4 Smith Street, 3/L, Dundee, DD3 8AZ

Fixed Price £60,000

Contact Solicitors for an appointment
to view

01382203000

Chamber Practice 



- **Hallway**
- **Lounge**
- **Kitchen with White Goods**
- **Shower Room**
- **Double Glazing**
- **Gas Central Heating**
- **All Furniture Included**
- **Communal Drying Green**
- **Move in Condition**
- **Popular Residential Area**
- **Ideal 1st Time Buy**

The Chamber Practice are delighted to bring to market this bright and airy one bed top floor flat located in a quiet street, just off Clepington Road with its many local amenities and excellent public transport links. Dundee City Centre is within easy reach and the Kingsway, with its main arterial routes, is a short distance from the property.

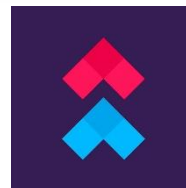
Accommodation comprises: hallway with doors to all rooms; bright and spacious lounge with attractive fireplace, recessed display shelving, ornate cornice, wall lights and chandelier pendant light; galley style kitchen with ample base and wall mounted units with contrasting worktops and tiled splashbacks, electric cooker, washing machine and fridge freezer; fully tiled shower room with W.C., wash hand basin and walk in shower enclosure housing electric shower, heated towel rail; and double bedroom with fitted wardrobes.

The property is in good decorative order throughout and is being sold with all furniture, as seen, included making this an ideal starter home/buy to let investment. Early 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.



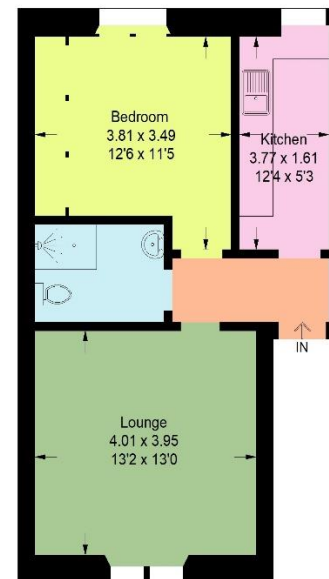
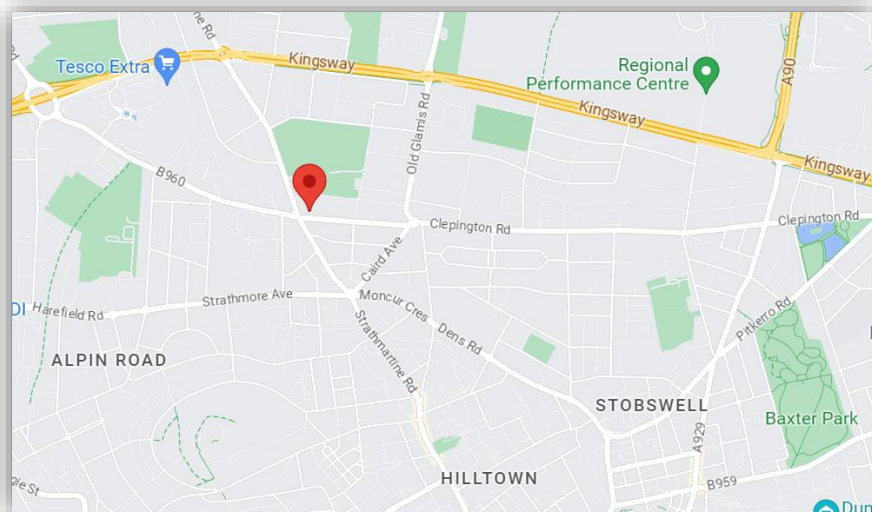


Illustration For Identification Purposes Only.
Not To Scale (ID:1000091 / Ref:85855)



This property is being sold as seen with all furniture and furnishings within the property included.

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.