



GILSON GRAY

LAW • PROPERTY • FINANCE

153/3 PERTH ROAD

Dundee, DD2 1AR



This main-door ground-floor flat forms part of a traditional building in Dundee and offers well-presented, modern interiors, with an open-plan living room and kitchen, two double bedrooms, and a bathroom, plus access to a low-maintenance shared garden and unrestricted on-street parking nearby. The flat and its location, with outstanding amenities enviably close by, are sure to appeal to first-time buyers, professionals, couples, young families, downsizers, and rental investors alike.

Extras: Integrated kitchen appliances comprising an oven, hob, and a fridge will be included in the sale. Please note, no warranties or guarantees can be provided for the appliances.



FEATURES

- Main-door ground-floor flat in Dundee
- Sure to appeal to a wealth of buyers
- Ideally situated close to excellent amenities
- Part of a traditional building
- Immaculate, contemporary interiors
- Open-plan living room/kitchen
- Two double bedrooms (one with storage)
- Bathroom with shower-over-bath
- Low-maintenance shared garden
- Unrestricted on-street parking nearby



"THIS TWO-BEDROOM
MAIN-DOOR GROUND-
FLOOR FLAT IS
PRESENTED IN AN
IMMACULATE, MOVE-
IN CONDITION."



EPC RATING:

E

COUNCIL TAX BAND:

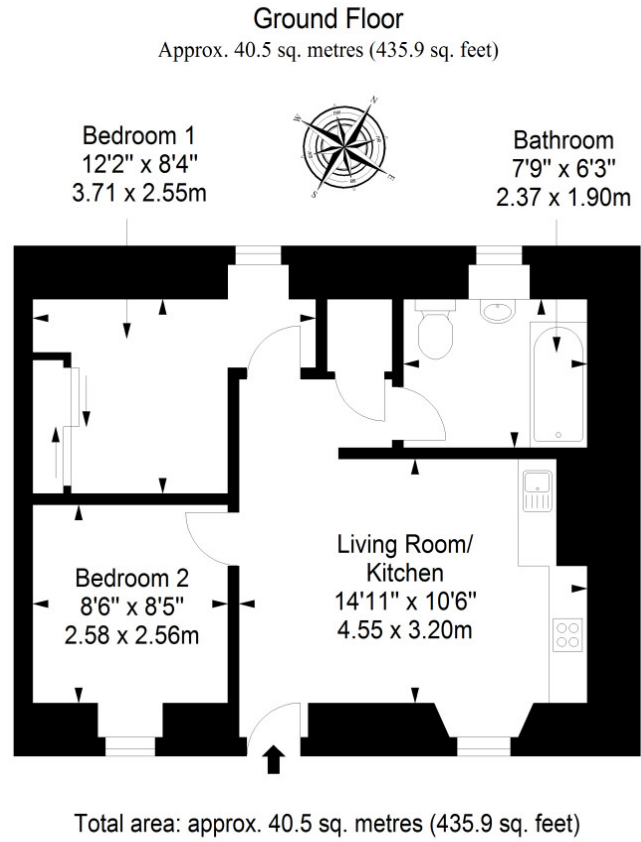
TBC

VIEWINGS

By appointment with Gilson Gray on 01382 201 000



GILSONGRAY.CO.UK



EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.