

Two bed top floor flat in popular location within walking distance of Universities and City Centre.



7G Rosefield Street, Dundee, DD1 5PW

Offers Over £75,000

Telephone 01382 203000
to arrange an
appointment to view

Chamber Practice 



- **Top Floor Flat**
- **Lounge/Kitchen**
- **Contemporary Shower Room**
- **2 Double Bedrooms**
- **Double Glazing**
- **Electric Heating**
- **Popular Location**
- **Walking Distance of West End & City Centre**
- **Move in Condition**
- **Excellent 1st Time Buy**
- **Ideal Buy to Let Rental Investment**

Excellent opportunity to purchase this ready to live in two bed top floor flat located in well established residential area with many nearby amenities including takeaways, convenience stores, public houses, pharmacy, beauty salons and public transport links. Dundee City Centre and the vibrant Perth Road with their wide range of amenities are within walking distance, as are both Universities.

Accommodation comprises: hallway with connecting doors to all rooms; open plan lounge/kitchen with clearly defined areas, the kitchen having fitted base and wall mounted shaker style units with complementary worktops and splashback tiling, integrated electric hob and oven with chimney style extractor hood over, fridge and freezer and washing machine; stylish shower room with three piece suite incorporating W.C., vanity unit and large shower cubicle housing mains fed shower, attractive tiling and heated towel rail; and two double bedrooms, one of which has built in wardrobe/storage facilities.

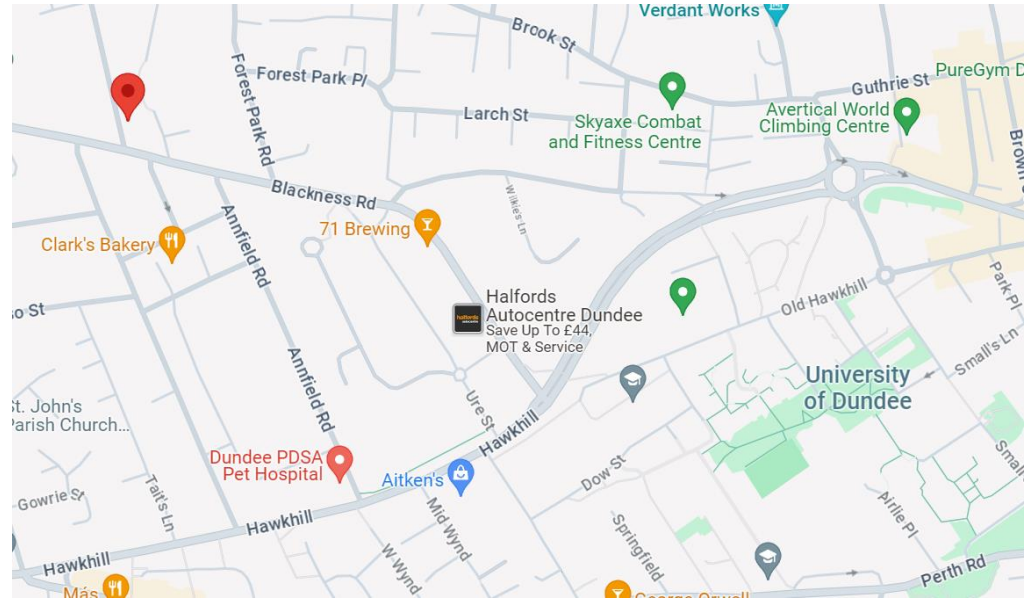
This particular property would make an ideal first time buy/buy to let rental investment and early viewing is recommended.

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.





Included in the sale are all floor coverings, window blinds where fitted, washing machine, integrated hob, oven, fridge and freezer. All other items of furniture may be negotiated separately if required.

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.