



26 Rockwell Place, Dundee, DD3 6UZ

Offers Over £90,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



- **Popular Residential Area**
- **Lounge**
- **Dining Kitchen**
- **Recently Installed Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Electric Heating**
- **White Goods Included**
- **Communal Drying Green**
- **Residents Car Park**
- **Move In Condition**
- **Ideal Starter Home/Downsize**
- **Excellent Buy to Let Investment**

The Chamber Practice is delighted to bring to market this bright and spacious two bed ground floor flat located in a quiet residential area within walking distance of Hilltown and Clepington Road with their 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 drive from the property.

Accommodation comprises hallway with storage cupboard and connecting doors to all rooms; bright and airy lounge with window to rear; spacious dining kitchen fitted with a range of base and wall mounted units with contrasting worktops and complementary splashback tiling, integrated electric hob and oven with extractor hood over, (free standing fridge freezer, washing machine and tumble dryer, ample space for table and chairs; recently installed bathroom with three piece suite incorporating W.C., vanity unit with inset wash hand basin and bath with electric shower over, attractive wet-wall panelling and ceramic tiles; and two double bedrooms with built in wardrobe/storage facilities.

The subjects are in good decorative order throughout and benefit from double glazing, electric heating and security entry. Externally there is a well maintained communal drying green to the rear and residents car park.

This particular property would make an ideal first time buy, downsize or buy to let investment and early viewing is highly recommended.



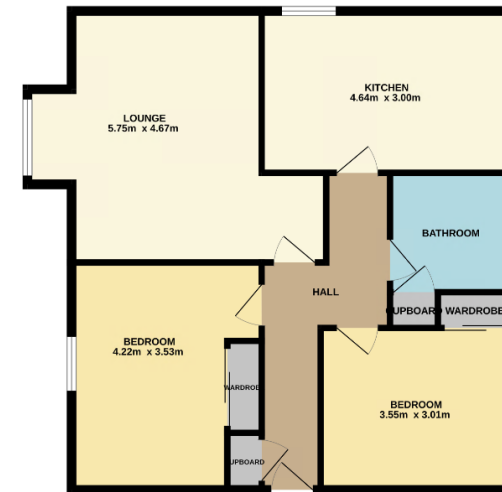
Chamber Practice 

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.





*This plan should not be used to assess the accuracy of the finished contract. Measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors or omissions. The plan is for information only and should not be used as a basis for any prospective purchase. The overall appearance and dimensions shown have not been tested and no guarantee will be made regarding the accuracy of the plan.

Included in the sale are all carpets and floor coverings, window blinds and curtains, light fittings, integrated appliances and white goods. All other furniture and furnishings within the property, as seen, can be included if required.

