



Flat 3, 18 City Road, Dundee, DD2 2LW

Offers Over £85,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



- **Popular Residential Area**
- **Lounge**
- **Dining Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **White Goods & Furniture Included**
- **Walking Distance of City Centre**
- **Local Amenities**
- **Ideal 1st Time Buy**
- **Excellent Buy to Let**

Excellent opportunity to purchase this spacious two bed third floor flat located in a popular residential area with many local amenities close by. Dundee City Centre is within reasonable walking distance and Ninewells Teaching Hospital is within easy reach.

The property is extremely bright and spacious and benefits from generously proportioned rooms, double glazing and gas central heating.

Accommodation comprises entrance hallway with storage cupboard and connecting doors to all rooms; bright and airy lounge with views over the rooftops towards the River, recessed display shelving with storage below; spacious dining kitchen fitted with a range of base and wall mounted units with contrasting worktops and tiled splashbacks, slot in gas cooker, free standing fridge freezer and washing machine, ample room for table and chairs; bathroom with W.C., wash hand basin and bath with electric shower over, attractive wet-wall panelling; and two large double bedrooms with built in storage facilities. There are also 2 private storage cellars within the communal close.

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

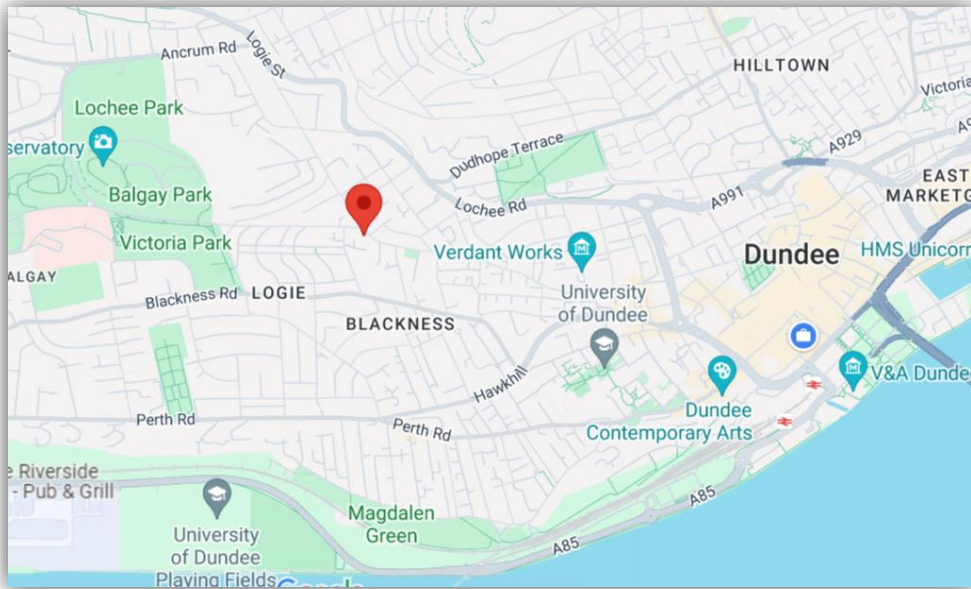


Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

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 carpets and floor covering, curtains, gas cooker, fridge freezer, washing machine and all other furniture and furnishings within the property, as seen (no warranties given).

We will every attempt to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and the responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers, the accuracy, contents and details of this floor plan have been checked and approved by the seller. Made with Mapbox 12024

