



**71 Loons Road, Dundee, DD3 6AL**  
**Fixed Price £123,000**

Contact Solicitors for an  
appointment to view  
**01382 203000**

**Chamber Practice** 





The Chamber Practice is delighted to bring to market this beautifully presented main door two bedroom ground floor apartment in a well established residential area popular with first time buyers and those looking to downsize.

Nearby are the Stack Leisure Park and Kingsway West Retail Park providing an array of national large retailers, supermarkets, gym and leisure facilities and a number of smaller independent retailers, takeaways and services can be found close at hand. Excellent public transport links to the city centre and beyond are also located nearby.

Accommodation comprises: entrance hallway with storage cupboard housing tumble dryer and connecting doors to all rooms; bright and spacious lounge with bay window to rear, attractive fireplace with mirror over and built in display shelving; beautifully appointed kitchen with base and wall mounted units with complementary worktops and display shelving and splashback tiling, integrated induction hob, electric oven and washing machine; master bedroom with storage cupboard and free standing wardrobes; further double room with storage cupboard and free standing wardrobe; and stylish shower room with W.C., vanity unit with inset wash hand basin and shower cubicle housing dual head mains fed shower, attractive splashback tiling and heated towel rail.

Externally the enclosed front garden is designed with ease of maintenance in mind and there is a private patio, a real sun trap, and shared drying green to the rear.

Early viewing of this immaculate property is essential to avoid disappointment.

- **Main Door Ground Floor Flat**
- **Hallway**
- **Lounge with Bay Window**
- **Modern Kitchen**
- **Stylish Shower Room**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **New Front Door & Rear Windows  
(still under warranty)**
- **Private Gardens**
- **Absolute Move in Condition**
- **Ideal Starter Home/Downsize**



**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.





