



11, 2/1 Colinton Place, Dundee, DD2 2BX
OFFERS OVER £75,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



- **Second Floor Flat**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Electric Heating**
- **Fresh Décor**
- **Security Entry**
- **Drying Green**
- **Move in Condition**
- **Ideal 1st Time Buy/Buy to Let Investment**

The Chamber Practice are delighted to bring to market this well presented second floor flat situated in a quiet residential area.

Nearby local amenities include local shops, schools, Balgay Park and excellent public transport links. Ninewells Hospital and Dundee City Centre are a short drive from the property and the Stack Leisure Park and Kingsway West Retail Park, providing an array of national large retailers, supermarkets, gym and leisure facilities are within easy reach.

Accommodation comprises: hallway which has 2 storage cupboards and connecting doors to all rooms; bright and airy lounge with window to front from where there are views over the rooftops towards the River Tay; well appointed kitchen fitted with a range of base and wall mounted units with contrasting worktops and splashback tiling, integrated electric hob and oven with concealed extractor hood over, washing machine also included; bathroom with 3 piece suite incorporating W.C., wash hand basin and bath with electric shower over, heated towel rail and fully tiled walls; and two double bedrooms, one of which has built in storage facilities.

Externally there is a communal drying green to the rear.

Benefits include double glazing, electric heating, fresh décor throughout and security entry.

This particular property would make an ideal starter home or buy to let 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.

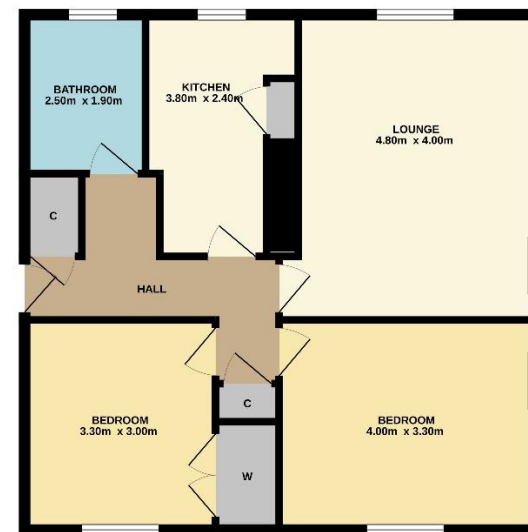
The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently 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.





GROUND FLOOR



We do not check the accuracy of the floor plan or the accuracy of the measurements. The floor plan is for information only and should not be used as a basis for any financial or legal transaction. The floor plan is for information only and should not be used as a basis for any financial or legal transaction. The floor plan is for information only and should not be used as a basis for any financial or legal transaction.



Included in the sale are all carpets and floor coverings, integrated appliances and washing machine.