



41, 1/2 Lyon Street, Dundee, DD4 6RD
OFFERS OVER £55,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



- **Spacious First Floor Flat**
- **Popular Location**
- **Hallway**
- **Lounge**
- **Dining Kitchen**
- **Bathroom**
- **Double Bedroom**
- **Partial Double Glazing**
- **Gas Central Heating**
- **Security Entry**
- **Many Local Amenities**
- **Walking Distance of City Centre**
- **Ideal First Time Buy**

Excellent opportunity to purchase this spacious first floor flat located in the popular Stobswell area of the City. There are many local amenities including shops, take aways, beauty parlours, hair salons and excellent public transport links within a short walk of the property and Baxter Park, DISC, Dundee City Centre and both Universities are also within reasonable walking distance.

Accommodation comprises: hallway with storage cupboard and connecting doors to all rooms; bright and spacious lounge with storage cupboard and south-facing windows from where there are views over the rooftops towards the River Tay, taking in the Road Bridge and Fife beyond; generous dining kitchen with fitted base and larder units, complementary worktops and splashback tiling, integrated electric hob and oven, under counter fridge, freezer and washing machine, ample space for table and chairs; bathroom with W.C., wash hand basin and bath with electric shower over, splashback tiling and storage cupboard; and spacious double bedroom with window to rear.

Benefits include generously proportioned rooms, gas central heating (new boiler 2022), partial double glazing and security entry.

This property will particularly appeal to first time buyers looking to get on the property ladder 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.



