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Offers Over £85,000








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177F Lochee Road,  
Dundee, DD2 2ND





- Second Floor Flat
- Kitchen
- Gas Central Heating
- Close to Amenities
- 2 Bedrooms
- Double Glazing
- Living Room
- Bathroom
- Secure Entry Phone

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This is an attractive second floor flat affording spacious and well-appointed accommodation throughout. The property is pleasantly situated lying approximately one mile north west of Dundee city centre. It is ideally located for both Abertay and Dundee Universities and lies on one of the main arterial routes leading into the city centre.

The subjects (circa 2000) are accessed via a secure entry phone and comprise; hallway, living room, kitchen, two bedrooms and bathroom. The hallway benefits from two useful stores and the living room is spacious with window to front. Both bedrooms are well proportioned with bedroom one featuring a fitted wardrobe and bedroom two a store.





Ground Floor

## Accommodation (measurements are approx)

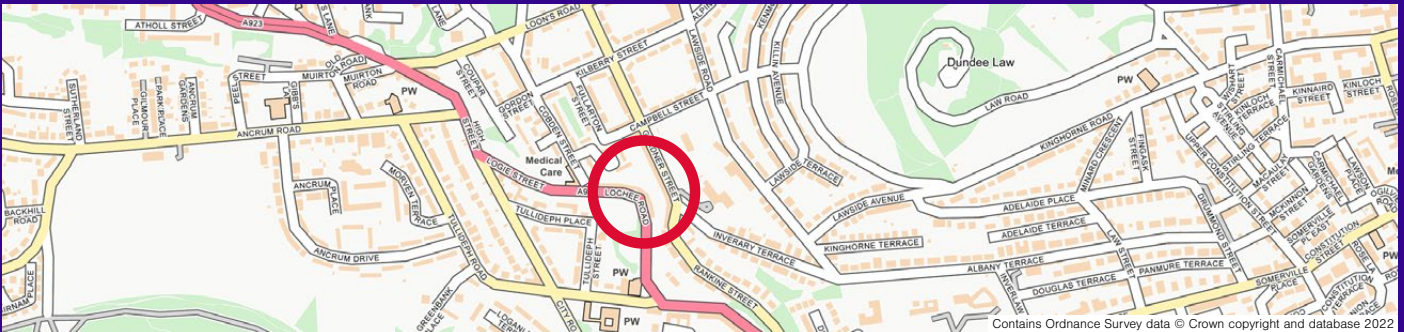
Living Room	3.40m x 4.48m	(11'2" x 14'8")
Kitchen	3.44m x 2.50m	(11'3" x 8'2")
Bedroom 1	3.98m x 2.79m	(13'1" x 9'2")
Bedroom 2	2.92m x 2.31m	(9'7" x 7'7")
Bathroom	1.94m x 1.99m	(6'4" x 6'6")

The kitchen provides room for a table and chairs and is equipped with fitted wall and floor units. There is an integral hob and oven also. The bathroom has a three-piece suite with instant shower and extensive tiling. Gas central heating is installed backed up by double glazing. Some items of free-standing furniture can be left or negotiated separately.

This is a comfortable and spacious flat making viewing essential.

There is a monthly factoring charge for the maintenance of the common areas. We are advised that this charge includes building insurance. The property extends to around 61sqm or thereby.





## Aberdeen

6 Bon Accord  
Square, Aberdeen  
AB11 6XU

Tel: 01224 452750

## Dundee

30 & 34 Reform Street  
Dundee  
DD1 1RJ

Tel: 01382 342222

DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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