



**3G South Baffin Street, Dundee, DD4 6JN**  
**Offers Over £70,000**

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

**Chamber Practice** 





Fantastic opportunity to purchase this ready to live in, spacious top floor flat located in a popular residential area within walking distance of all City Centre amenities, Universities, Bus and Rail Stations. A further benefit of the location is the proximity to the planned world class Eden Project attraction which is set to be built on the former Gas Works on East Dock Street.

The subjects are in excellent decorative order throughout and benefit from double glazing, electric heating, security entry, shared drying green and car park.

Accommodation comprises: entrance hallway with storage cupboard and connecting doors to all rooms; bright and spacious lounge with front facing window, ornate cornice and recessed display shelving; galley style kitchen fitted with a range of shaker style base and wall mounted units with contrasting worktops and splashback tiling, integrated electric hob and oven, microwave oven, under counter fridge and washing machine; bathroom with 3 piece suite incorporating W.C., vanity unit and bath with electric shower over and built in storage facilities; and spacious double bedrooms with ample room for free standing furniture.

All items of furniture may be negotiated separately, making this an ideal starter home and early viewing is highly recommended.

- **Popular Location**
- **Walking Distance of City Centre**
- **Nearby Amenities**
- **Spacious Lounge**
- **Kitchen**
- **Bathroom**
- **Double Bedroom**
- **Double Glazing**
- **Electric Heating**
- **Security Entry**
- **Car Park**
- **Move in Condition**
- **Ideal Starter Home**



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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.



**Chamber Practice** 

Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

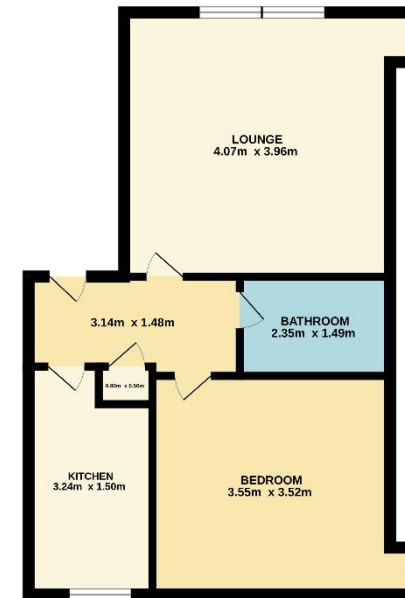
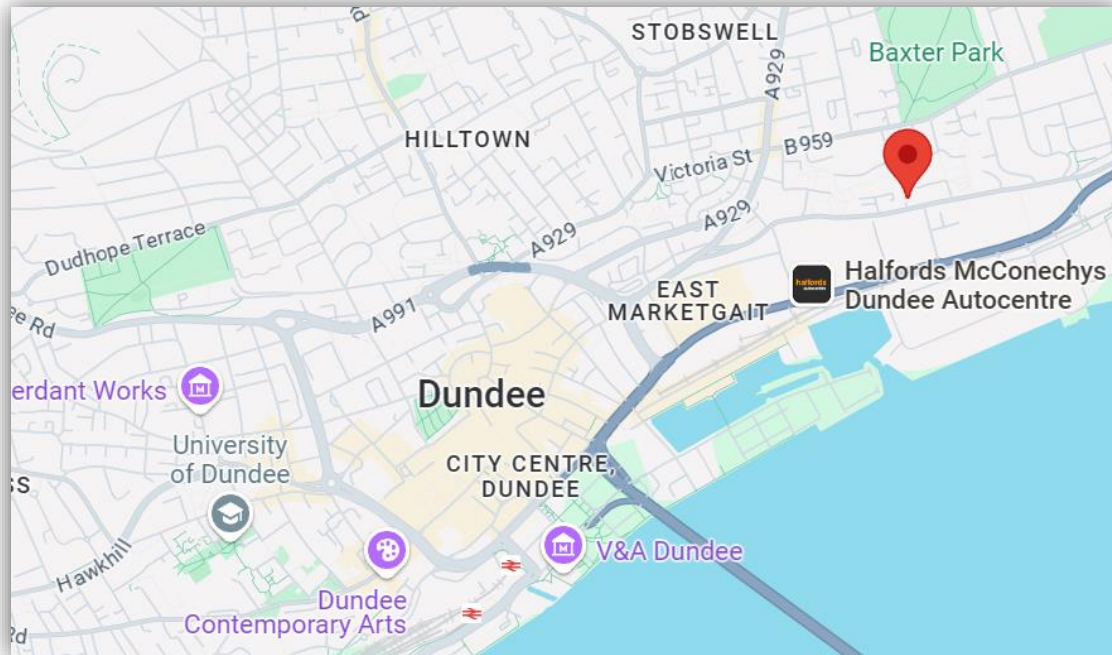
[www.thechamberpractice.co.uk](http://www.thechamberpractice.co.uk)

[contact@thechamberpractice.co.uk](mailto:contact@thechamberpractice.co.uk)





GROUND FLOOR  
41.0 sq.m. approx.



TOTAL FLOOR AREA: 41.0 sq.m. approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, windows, doors and any other items are approximate and are not intended to be taken as any contract or representation. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The vendor, solicitor and agent do not warrant or guarantee the accuracy of the floorplan as it may vary slightly from the actual property.

*Included in the sale are all carpets and floor coverings, curtains where fitted, integrated hob and oven, microwave, fridge and washing machine. All other items of furniture may be negotiated separately.*