



27A Union Place, Dundee, DD2 1AB

Fixed Price £125,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



- **Prime West End Location**
- **Modern Fittings & Fixtures**
- **Immaculate Throughout**
- **Kitchen with White Goods**
- **Bathroom with Shower**
- **Double Glazing**
- **Electric Heating**
- **Security Entry**
- **Walking Distance of City Centre & Universities**
- **Absolute Move in Condition**
- **No Chain**
- **Ideal Investment/1st Time Buy**

Fantastic opportunity to purchase this immaculately presented one bed ground floor flat located in the heart of Dundee's West End. The subjects are situated within walking distance of the vibrant Perth Road, Magdalen Green, University Campus and Dundee City Centre. There are also excellent transport links nearby.

The property, having previously been fully refurbished to an exceptionally high standard, has a contemporary modern feel and is in superb decorative order throughout with high quality fixtures, fittings and flooring coverings.

Accommodation comprises open plan lounge/dining/kitchen with integrated appliances, stylish bathroom with electric shower over bath and a double bedroom with built in mirrored wardrobe/storage facilities. Externally there is a well maintained communal drying green to the rear and a local authority car park adjacent to the property.

This property will particularly appeal to first time buyers, students and investment buyers alike. Early viewing is highly 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.

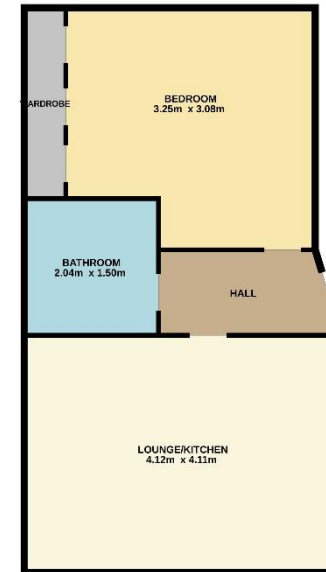
The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently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



TOTAL FLOOR AREA: 102.8 sq.m. approx.
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Included in the sale are all carpets and floor coverings, window blinds where fitted and integrated hob, oven, extractor hood, fridge freezer and washing machine.