



154C Hawick Drive, Dundee, DD4 0TD

Offers Over £70,000

Contact Solicitors for an  
appointment to view

01382 203000

Chamber Practice 





Excellent opportunity to purchase this one bedroom ground floor flat situated in a quiet cul de sac in a well established residential area with many local amenities including schools, shops, supermarket, public transport, leisure and recreation facilities within easy reach. Ballumbie Golf Course is within walking distance.

The property is in excellent condition throughout and would make an ideal starter home/downsize property. Practical benefits include double glazing, electric heating, modern kitchen and bathroom, contemporary décor, residents car park and communal garden grounds with mature trees and shrubs providing excellent privacy.

Accommodation comprises: entrance hallway with large walk-in storage cupboard which has hanging rail, power points and lighting; lounge with window to rear and connecting door to well appointed kitchen fitted with a range of base and wall mounted units finished in white with contrasting worktops and splashbacks, integrated electric hob and oven; double bedroom with window to rear; and stylish bathroom with 3 piece suite incorporating W.C., vanity unit with inset wash hand basin and bath with electric shower over, wall mounted cabinet and ceramic tiling.

This particular property is in immaculate, ready to live in condition and early viewing is highly recommended.

- **Popular Location**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **Double Bedroom**
- **Double Glazing**
- **Electric Heating**
- **Car Park**
- **Nearby Amenities**
- **Absolute Move in Condition**
- **Ideal Starter Home/Downsize Property**



**Chamber Practice**



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.

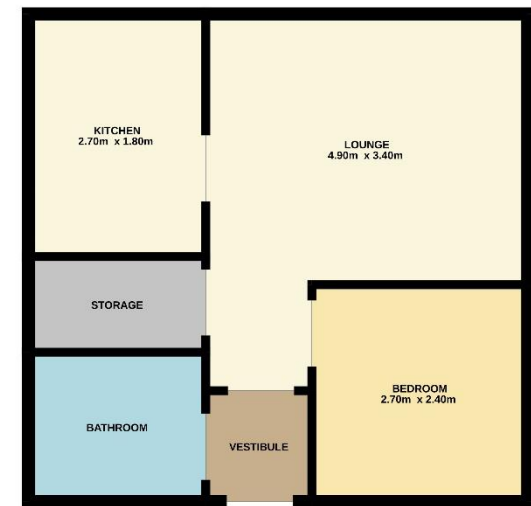
Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.







GROUND FLOOR  
31.0 sq.m. approx.



TOTAL FLOOR AREA: 31.0 sq.m. approx.  
While every attempt has been made to ensure the accuracy of the floor plan and dimensions, measurements are taken at the time of the survey and are not guaranteed to be 100% accurate. The plan is for information purposes only and should not be used as a basis for any property purchase. The surveyor does not accept any liability for loss or damage caused by reliance on the information provided.

*Included in the sale are all carpets and floor coverings, window blinds where fitted and integrated appliances. The fridge freezer and washing machine may be negotiated separately.*

