



*Spacious one bed ground floor flat  
within easy reach of City Centre.  
Ideal 1<sup>st</sup> time buy/downsize.*

**18A Fleming Gardens North, Dundee, DD3 7LP**

**Offers Over £60,000**

Contact Selling Agent to  
arrange an appointment  
to view

**01382 203000**

**Chamber Practice** 



- **Hallway**
- **Lounge**
- **Dining Kitchen**
- **Shower Room**
- **Double Bedroom**
- **Double Glazing**
- **Gas Central Heating**
- **Security Entry**
- **Private Garden**
- **Ideal 1<sup>st</sup> Time Buy/Downsize Property**

Excellent opportunity to purchase this spacious one bed ground floor flat located in popular area within walking distance of Clepington Road with its many local amenities and excellent public transport links. Dundee City Centre is within easy reach and the Kingsway, with its main arterial routes, is a short drive from the property.

Whilst in need of a degree of modernisation, the subjects benefit from generously proportioned rooms, double glazing, gas central heating and security entry.

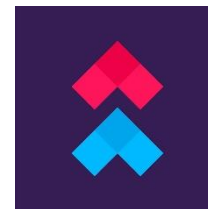
Accommodation comprises entrance hallway with large storage cupboard and connecting doors to all rooms, bright and spacious lounge with window overlooking front garden; spacious dining kitchen requiring upgrading; shower room with 3 piece suite incorporating W.C., wash hand basin and shower cubicle housing mains fed shower, recessed shelving and attractive wet-wall panelling and ceramic tiles; and double bedroom.

This particular property would make an ideal starter home, buy to let or downsize property 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.



**Chamber Practice** 

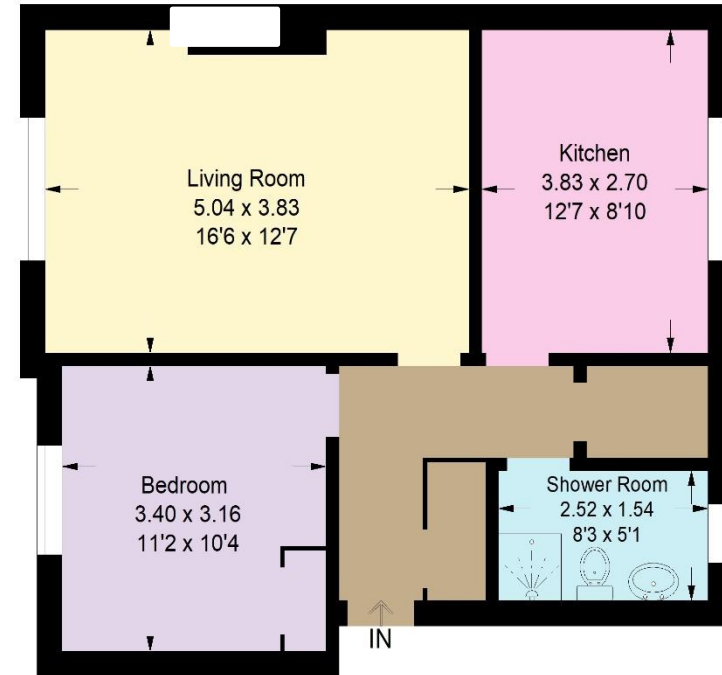
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Ground Floor

Illustration For Identification Purposes Only.  
Not To Scale (ID:1082739 / Ref:88067)



These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.