



G/R, 32 Lansdowne Square, Dundee, DD2 3HW
Offers Over £80,000

Contact Solicitors to
arrange a viewing
01382 203000

Chamber Practice 



- **Ground Floor Flat**
- **Hallway**
- **Lounge**
- **Modern Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Private Garden & Driveway**
- **Communal Drying Green**
- **Immaculate Condition**
- **Popular Location**
- **Many Local Amenities**

The Chamber Practice are delighted to bring to market this beautifully presented two bedroom ground floor flat in a popular location within close proximity of many amenities including schools and nursery, Stack Retail Park, Lochee High Street, Ninewells and main bus route. The Kingsway arterial route is within a short drive of the property.

Accommodation comprises: entrance hallway with connecting door to lounge, bedrooms and bathroom and 2 storage cupboards, one of which has plumbing for automatic washing machine; bright and spacious lounge/dining room with front facing window and recessed display shelving; beautifully appointed kitchen fitted with a range of base and wall mounted units with contrasting worktops and tiled splashbacks, integrated gas hob and electric oven with extractor hood over and display shelving; bathroom with W.C., wash hand basin and bath with electric shower over, attractive wet-wall panelling and heated towel rail; and 2 double bedrooms with built in wardrobe/storage facilities. Externally there is a private garden with driveway to the front and communal drying green to the rear.

This particular property is in absolute move in condition and would make an ideal first time buy/buy to let investment. Early viewing is highly recommended.



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.

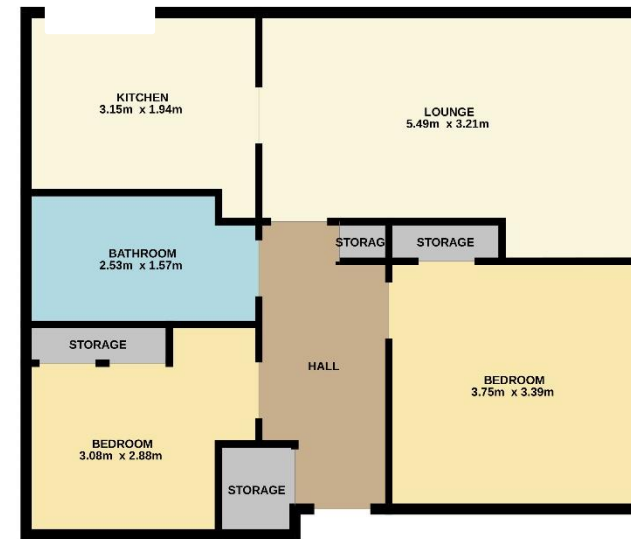
The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently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



TOTAL FLOOR AREA - 65.0 sq.m. approx.
 While every attempt has been made to ensure the accuracy of the floor plan, Chamber Practice does not warrant, or accept any liability for, the accuracy of the floor plan. The plan is for illustrative purposes only and should not be used for any purpose other than to provide a general impression of the property. The actual dimensions and layout of the property may vary from those shown on the floor plan.
 Made with Housify 10/2021

Included in the sale are all carpets and floor coverings, window blinds and integrated hob and oven.