



**7D Baffin Street, Dundee, DD4 6EZ**

**Offers Over £75,000**

Contact Solicitors for an  
appointment to view

**01382 203000**

**Chamber Practice** 



- **Popular Location**
- **Walking Distance of City Centre**
- **Many Nearby Amenities**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Ideal 1<sup>st</sup> Time Buy**
- **Excellent Buy to Let Investment**

Excellent opportunity to purchase this extremely bright and spacious 2 bed second floor flat situated in an extremely popular residential area within easy reach of many local amenities including a variety shops, schools, medical centre, Baxter Park and excellent transport links. Dundee City Centre is also within walking distance.

Benefits include double glazing, gas central heating and views over the rooftops towards the River Tay, taking in the Rail Bridge, from the west facing windows.

The subjects are in good decorative order throughout and benefit from generously proportioned rooms, double glazing, gas central heating and shared drying green.

Accommodation comprises: entrance hallway with storage cupboard and connecting doors to all rooms; bright and spacious lounge with front facing window; kitchen fitted with a range of shaker style base and wall mounted units with contrasting worktops and splashback tiling, integrated gas hob and electric oven with extractor hood over, free standing fridge freezer and washing machine; bathroom with 3 piece suite incorporating W.C., wash hand basin and bath with electric shower over, splashback tiling and wall mounted medicine cabinet; and 2 large double bedrooms with ample room for free standing furniture.

Early viewing recommended.



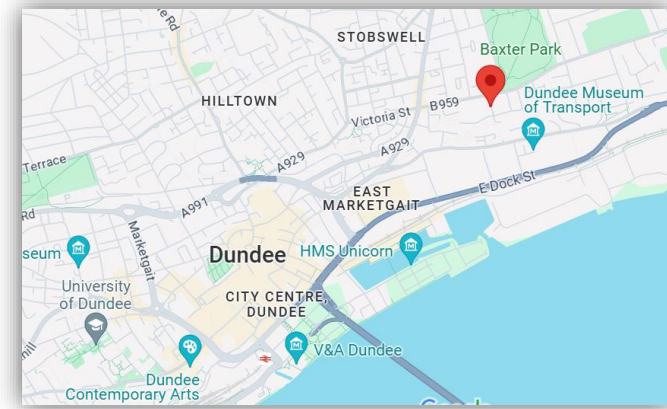
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Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

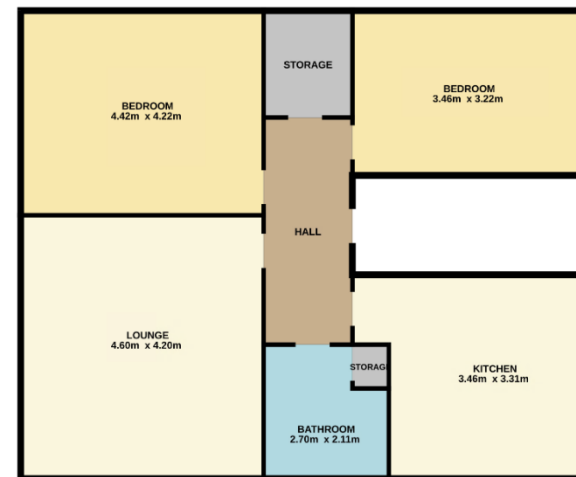
The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently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





74.0 sq.m. approx.



TOTAL FLOOR AREA: 74.0 sq.m. approx.  
When using photographs to help decide on a property, the accuracy of the images is not guaranteed. Measurements are approximate and should not be used as a basis for any legal proceedings. For further information, please contact the agent.



*Included in the sale are all carpets and floor coverings, integrated hob and oven, fridge freezer and washing machine.*

**Chamber Practice** 

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