



1/R, 5 Bonnybank Road, Dundee, DD1 2PL

Offers Over £75,000

Contact Solicitors for an
appointment to view

01382 203000

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- **First Floor Flat**
- **City Centre Location**
- **Lounge**
- **Kitchen**
- **Shower Room**
- **Double Bedroom**
- **Double Glazing**
- **Shared Drying Green**
- **Walking Distance of all City Centre Amenities**
- **Ideal 1st Time Buy/Rental Investment**

Excellent opportunity to purchase this spacious one bed first floor flat situated within walking distance of all City Centre amenities, Universities, Bus and Rail Stations.

The subjects are situated in a well maintained tenement and practical benefits include generously proportioned rooms, double glazing and period features.

Accommodation comprises: hallway with connecting doors to all rooms; bright and spacious lounge with tiled fireplace, recessed shelved display with storage below and ornate ceiling cornice; kitchen fitted with a range of base and wall mounted units with complementary worktops, slot in electric cooker, under counter fridge and washing machine; shower room with W.C., wash hand basin and shower cubicle housing electric shower, splashback tiling and heated towel rail; and double bedroom with recessed display shelving with storage below and built in wardrobes with additional storage above. Externally there is a well kept communal drying green to the rear.

This particular property, whilst in need of a degree of modernisation, would make an ideal first time buy and early viewing is advised.

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.

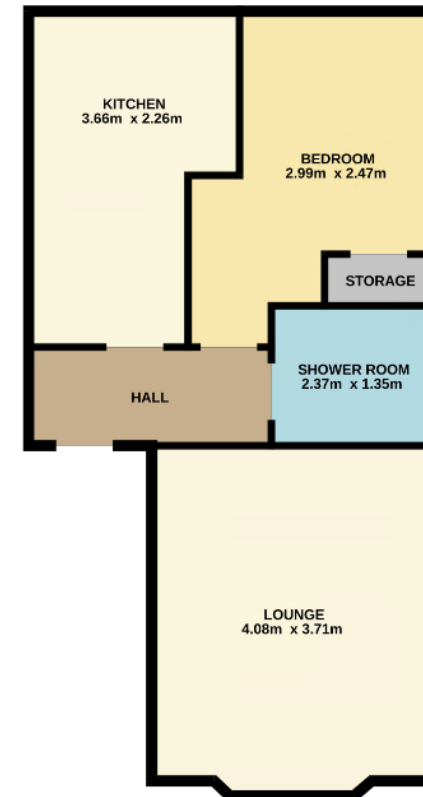
Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.



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GROUND FLOOR
38.0 sq.m. approx.



TOTAL FLOOR AREA: 38.0 sq.m. approx.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plans with reference 11204.

Included in the sale are all floor coverings, window blinds where fitted, electric cooker, under counter fridge and washing machine (no warranties given).

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.

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