

RENOVATION PROJECT

Two bed mid floor flat in popular location within walking distance of West End, Universities and City Centre



12 Fleuchar Street, Dundee, DD2 2LQ

Offers Over £80,000

Telephone 01382 203000
to arrange an
appointment to view

Chamber Practice 



- **Mid Floor Flat**
- **Spacious Lounge**
- **Dining Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Popular Location**
- **Walking Distance of West End & City Centre**
- **Complete Renovation Required**
- **Excellent Investment Opportunity**

Great opportunity to purchase this spacious two bed mid floor flat forming part of a detached divided villa located in a well established residential area with many nearby local amenities. Perth Road and Dundee City Centre with their wide range of amenities are within reasonable walking distance, as are both Universities, Rail and Bus Stations.

The subjects are in need of complete renovation and will appeal in particular to the first time buyer looking to put their own stamp on their first home or a developer looking to expand their existing property portfolio.

Accommodation comprises entrance hallway, spacious lounge, dining kitchen, bathroom and 2 generous double bedrooms.

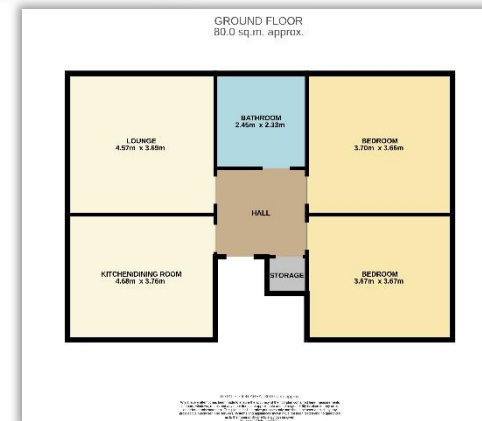
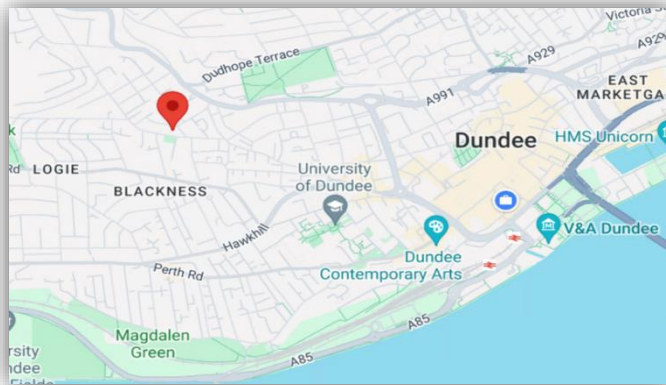
Practical benefits include double glazing and mains fed gas.

Once modernised this property would make an ideal family home/rental investment 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.



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.