



35 G/L, St. Kilda Road, Dundee, DD3 9ND

**Offers Over £65,000**

Contact Solicitors for an  
appointment to view

**01382203000**

**Chamber Practice** 





- **Hallway**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **2 Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Security Entry**
- **Private Garden**
- **Driveway**
- **Drying Green**
- **Excellent Starter Home**
- **Ideal Buy to Let**

Great opportunity to purchase this two bed ground floor flat situated in a popular, well established residential area with walking distance of many amenities including schools, convenience stores, main bus route and leisure and recreation facilities.

Accommodation comprises: entrance hallway with built in storage facilities and connecting doors to all rooms; bright and spacious lounge with window overlooking front garden; kitchen with fitted base units and storage cupboard; fully tiled bathroom with white 3 piece suite incorporating W.C., wash hand basin and bath with electric shower over; and two double bedrooms. Externally there is an enclosed private garden to front with driveway providing off street parking facilities and communal drying green to the rear.

Practical benefits include double glazing, gas central heating and security entry.

This particular property, whilst in need of a degree of upgrading, would make an ideal starter home or buy to let investment and 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. All measurements have been taken using an electronic measurement device and are not guaranteed.