



**10E Marryat Terrace, Dundee, DD3 8AQ**  
**OFFERS OVER £75,000**

Contact Solicitors for an  
appointment to view  
**01382 203000**

**Chamber Practice** 





The Chamber Practice are delighted to bring to market this spacious one bed top floor flat located in quiet location within walking distance of both Strathmartine Road and Clepington Road with their wide range of local amenities and excellent public transport links. Dundee City Centre is within easy reach and the Kingsway, with its main arterial routes, is a short drive from the property.

The subjects are in excellent decorative order throughout and benefit from generously proportioned rooms, double glazing, gas central heating, security entry and communal drying green.

Comprising entrance hallway with doors to all rooms; bright and spacious lounge with fire surround and built in storage cupboard; well appointed dining kitchen fitted with a range of base and wall mounted units with contrasting worktops and splashback tiling, integrated gas hob, electric oven and fridge freezer, the washing machine will also be included; fully tiled bathroom with 3 piece white suite incorporating W.C., wash hand basin and bath with electric shower over; and double bedroom with ample space for free standing furniture.

This ready to live in property would make an excellent first time buy and early viewing is recommended.

- **Popular Location**
- **Hallway**
- **Lounge**
- **Dining Kitchen**
- **Bathroom**
- **Double Bedroom**
- **Double Glazing**
- **Gas Central Heating**
- **Security Entry**
- **Move in Condition**
- **Many Nearby Amenities**
- **Ideal 1<sup>st</sup> Time Buy**



**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.







*Included in the sale are all floor coverings, window blinds where fitted, integrated appliances and washing machine.*