



12 West Court, Dundee, DD3 6QB
Offers Over £130,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



The Chamber Practice are delighted to bring to market this extremely bright and spacious 2 bed apartment located in a quiet area within walking distance of many amenities and excellent public transport links. The Kingsway main arterial route is a short drive away and Dundee City Centre is within easy reach.

Accommodation comprises entrance hallway with storage cupboard and connecting doors to all rooms; bright and airy lounge with ample space for dining furniture and French doors leading to south facing balcony; well equipped kitchen with Juliet balcony, fitted base and wall mounted shaker style units with complementary worktops and splashback tiling, integrated electric hob and oven, free standing fridge freezer, washing machine and dishwasher; recently installed bathroom with W.C., vanity unit and shower bath with shower mixer tap over, attractive tiling and heated towel rail; and two double bedrooms with fitted mirrored wardrobes.

Externally there is an area of communal garden ground and residents' car park with one allocated parking space and visitors parking.

Early viewing of this ready to live in modern apartment is highly recommended.

- **Immaculate 2 Bed Top Floor Flat**
- **Nearby Local Amenities**
- **Lounge/Dining**
- **Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Wet Electric Heating**
- **South Facing Balcony**
- **Security Entry**
- **Allocated Parking**
- **Absolute Move In Condition**



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.



Chamber Practice 

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GROUND FLOOR
80.0 sq.m. approx.



TOTAL FLOOR AREA: 80.0 sq.m. approx.
*Not a professional valuation. Made for general information only. The Seller makes no representation or warranty, and does not accept any liability for any loss or damage, for any cause whatsoever, arising from the use of this information. The data for this floor plan is provided for information only and is not intended to be used for any other purpose. The Seller, its agents and the Seller's agents have not been tested and are guaranteed to be in compliance with the relevant regulations.



Included in the sale are all carpets and floor coverings, window blinds where fitted, light fittings, integrated hob and oven, free standing fridge freezer, washing machine and dishwasher.