



3A, 1/R Pitfour Street, Dundee, DD2 2NT
OFFERS OVER £75,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



Great opportunity to purchase this spacious one bed first floor flat located in well established residential area with local amenities close by. Dundee City Centre is within walking distance as are both Universities and Ninewells Teaching Hospital is within easy reach.

Accommodation comprises: hallway with storage cupboard and connecting doors to all rooms; bright and spacious lounge with attractive fireplace and recessed display shelving; galley style kitchen fitted with base and wall mounted units with contrasting worktops, breakfast bar and splashback tiling, integrated electric hob and oven, under counter fridge, freezer and washing machine; bathroom with W.C., vanity unit with ceramic washbowl and bath with electric shower over and splashback tiling; and spacious double bedroom with shelved recess.

Externally there is a communal drying green to the rear.

Practical benefits include double glazing and electric heating.

This particular property would make an ideal first time buy and viewing is recommended.

- **Popular Location**
- **Walking Distance of City Centre**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **Double Bedroom**
- **Double Glazing**
- **Electric Heating**
- **White Goods Included**
- **Drying Green**
- **Ideal 1st 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 carpets and floor coverings, integrated appliances and washing machine. All items of furniture within the property may be negotiated separately if required.