



**30A Cowgate, Dundee, DD1 2JH**  
**Offers Over £200,000**

Contact Solicitors for an  
appointment to view on  
01382203000

**Chamber Practice** 



- **City Centre Location**
- **Generous Rooms**
- **Lounge/Dining/Kitchen**
- **Bathroom and En-Suite**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Security Entry**
- **Excellent Storage Space**
- **Move in Condition**

The Chamber Practice are delighted to bring to market this extremely bright and spacious first floor 2 bedroom apartment situated in the heart of the City within walking all amenities, Universities, Bus and Rail Stations.

The property is in excellent decorative order throughout and benefits from generously proportioned rooms, double glazing, gas central heating, security entry, well-kept communal areas & bicycle store room.

Accommodation comprises: spacious hallway with connecting doors to the lounge/kitchen/dining, double bedroom & the main bathroom; spacious double bedroom with built in mirrored wardrobe/storage facilities; bathroom with 3 piece suite incorporating W.C., wash hand basin with storage drawer below and bath with mains fed shower over, heated towel rail; bright and airy lounge/kitchen/dining room with feature recess window, kitchen area with fitted base and wall mounted units with contrasting worktops and complementary splashback, integrated gas hob, electric oven & microwave oven, fridge freezer, dishwasher & washer dryer, ample space for dining table, connecting door to 2<sup>nd</sup> double bedroom & en-suite; double bedroom having built in mirrored wardrobe & storage facilities; door leading to en-suite; shower room with 3 piece suite incorporating W.C., wash hand basin and walk in shower housing an electric shower, heated towel rail.

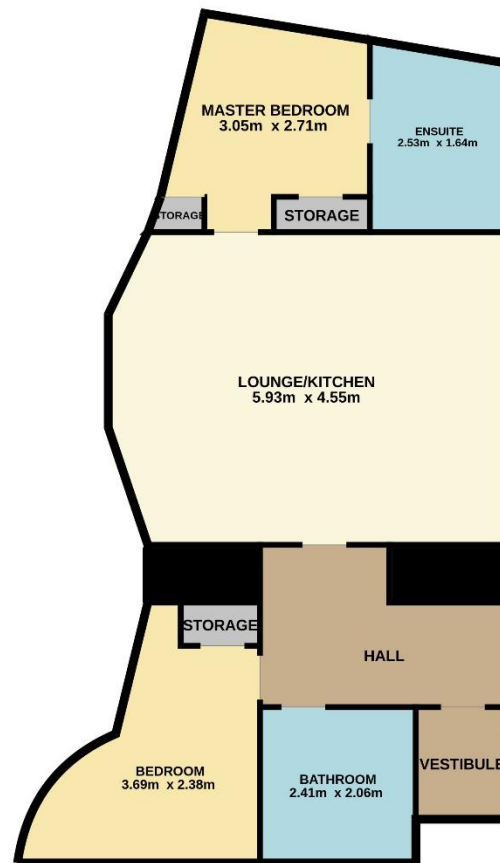
All floor coverings included, excellent first time buy or buy to let investment and early viewing is essential.

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.



**Chamber Practice**