



**8 G/R, Forfar Road, Dundee, DD4 7AR**  
**OFFERS OVER £78,000**

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

**Chamber Practice** 





- **Popular Location**
- **Many Local Amenities**
- **Ground Floor Flat**
- **Hallway**
- **Lounge**
- **Dining Kitchen**
- **Bathroom**
- **Double Bedroom**
- **Double Glazing**
- **Electric Heating**
- **Integrated Appliances & White Goods**
- **Security Entry**
- **Move in Condition**
- **Ideal 1<sup>st</sup> Time Buy**

The Chamber Practice are delighted to bring to market this well presented one bed ground floor flat located in the popular Stobswell area with its abundance of local amenities including convenience stores, supermarkets, take aways, salons, bars and public transport links. DISC, Baxter Park and Dundee City Centre are also within walking distance.

Accommodation comprises: entrance hallway with connecting doors to all rooms; bright and spacious lounge with focal fireplace, recessed display shelving and solid wood flooring; well appointed kitchen fitted with a range of shaker style base and wall mounted units with contrasting worktops and tiled splashbacks, integrated electric hob, oven and fridge freezer, washing machine also included; bathroom with W.C., wash hand basin and Jacuzzi bath with electric shower over, attractive splashback tiling and wet-wall panelling and heated towel rail; and spacious double bedroom with fitted mirrored wardrobes and built in storage facilities. Externally there is a small area of garden to the front and shared drying green to the rear.

Practical benefits include double glazing, electric heating and security entry.

This particular property is in ready to live in condition and will appeal in particular to first time buyers. Early viewing is recommended.



**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 hob oven and fridge freezer and washing machine (no warranties given).*