

**Refurbished 2 Bed Flat
Within Walking Distance
of City Centre. Ideal 1st
Time Buy**



CITY MARKET
VAPE TOBACCO SNACKS DRINKS
KDD

**Tay Valley
Family History Society**

tayvalleyfhs.org.uk 01382 461845  [tayvalleyfhs](https://www.facebook.com/tayvalleyfhs)

2/1 185 Princes Street, Dundee, DD4 6DQ
Offers over £90,000

Contact Solicitors for an
appointment to view 01382 203000
or seller direct on
07986964605/07899892548

Chamber Practice 



- **Refurbished Flat**
- **New Kitchen**
- **Double Glazing**
- **Electric Heating**
- **New Floor Coverings**
- **Fresh Décor**
- **Great Storage Space**
- **Walking Distance of City Centre**
- **Many local Amenities**
- **Absolute Move In Condition**

The Chamber Practice are delighted to bring to market this newly refurbished, second floor flat located in the popular Stobswell area. There are many local amenities including shops, take aways, beauty parlours, hair salons and excellent public transport links within a short walk from the property. Baxter Park, DISC and Dundee City Centre are also within walking distance.

The beautifully presented accommodation is in excellent decorative order throughout and benefits from double glazing, electric heating, security entry, brand new kitchen and floor coverings and fresh décor throughout.

Accommodation comprises: entrance hallway with doors to all rooms large storage cupboard and 2nd cupboard which houses the hot water tank; bright and spacious lounge; kitchen is fitted with base and wall mounted units with complementary worktops, ample space for white goods; bathroom comprises with 3 piece suite incorporating W.C., wash hand basin and bath with electric shower over, tiled throughout and wall mounted towel rail; 2 double bedroom both with built-in wardrobes offering great storage. Externally there is a shared drying area to the rear.

This ready to live in property will particularly appeal to first time buyers or buy to let investors and early viewing is highly recommended.

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.