



3/L 2 Eliza Street, Dundee, DD4 6TF

Fixed Price £57,950

Home Report Value £70,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



- **Property Sold As Seen**
- **Freshly Decorated**
- **Top Floor Apartment**
- **Double Glazing**
- **Gas Central Heating**
- **Well Kept Stairwell**
- **Security Door Entry**
- **New Floor Coverings**
- **Walking Distance of City Centre**
- **Many local Amenities**

The Chamber Practice are delighted to bring to market this freshly decorated, top 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, gas central heating, security entry, new kitchen and bathroom, new floor coverings and fresh décor throughout.

Accommodation comprises: entrance hallway with doors to all rooms, bright and spacious lounge with traditional cornice and recessed display with storage below, beautiful fire place surround; kitchen fitted with base and wall mounted units with complementary worktops and splashback, integrated gas hob and electric oven with extractor hood over; stylish bathroom with 3 piece suite incorporating W.C., vanity unit with inset wash hand basin and bath with mains fed shower, attractive wet-wall panelling; double bedroom with large storage cupboard housing the boiler. Externally there is a shared drying green to the rear.

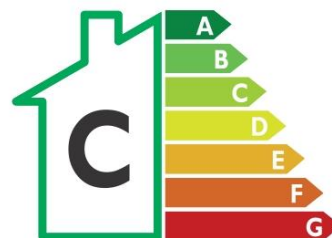
This ready to live in property will particularly appeal to first time buyers and early viewing is highly recommended.

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.

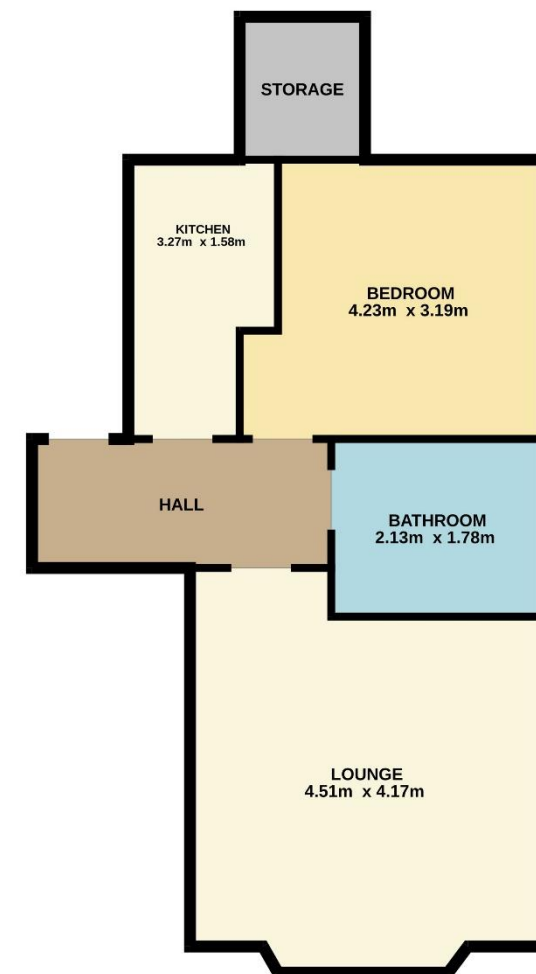
The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently 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.





Included in the sale are all floor coverings, window blinds where fitted, integrated hob oven and washing machine (no warranties given).



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.