



**FLAT 2/1, 161 HIGH STREET, LOCHEE,
DUNDEE, DD2 3DB
FIXED PRICE £49,950**



HOME REPORT VALUATION £55,000

EPC RATING F



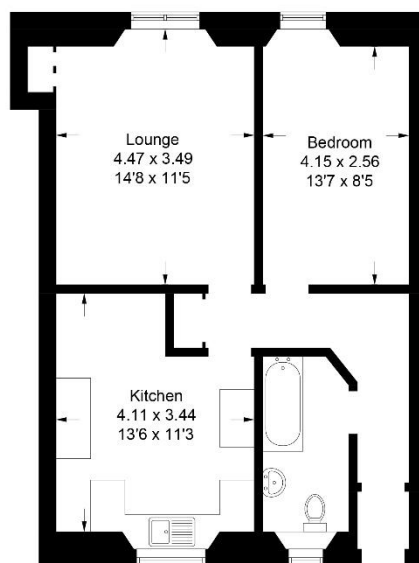
This one bedroom second floor flat is very conveniently situated in the centre of Lochee High Street with a wide variety of shopping facilities nearby. The property is located approximately 2 miles north west of Dundee City Centre with good local transport links to the City Centre and surrounding areas including easy access to the A90. The property benefits from a secure gated entrance and the rooms within the property are a good size throughout.

The property opens to the hallway which includes a storage cupboard with shelves along with access hatch to the roof space. The spacious lounge is located to the front of the property with a South facing bay window overlooking the High Street. The lounge also has an alcove with shelving, feature wood surround, ornate cornicing with ceiling rose and dado rail. The kitchen is entered from the hall and is fitted with wall and base units and there is ample space for a dining table. The kitchen also has a rear facing window along with stainless steel sink and draining board.

The double bedroom overlooks the front of the property on to the High Street and has laminate flooring along with 3 doored wardrobe and shelf. The bathroom has a 3-piece white suite with shower over the bath, laminate flooring and built-in wooden shelving. The bathroom walls are partially tiled and there are downlights in the ceiling.

The property benefits from a communal courtyard to the rear.

This property has recently been refreshed and would be an ideal investment opportunity.



Second / Top Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1139752)



Lawson, Coull & Duncan | 01382 227555

Solicitors, Notaries & Estate Agents | Reception@lawsoncoull.co.uk

| www.lawsoncoullduncan.co.uk

