



**G/L, 159 Strathmartine Road,  
Dundee, DD3 8BW  
OFFERS OVER £65,000**

Contact Solicitors for an  
appointment to view

**01382 203000**

**Chamber Practice** 



The Chamber Practice are delighted to bring to market this bright and airy ground floor flat located on the popular Strathmartine Road, within walking distance of many local amenities and public transport links. Dundee City Centre is within easy reach and the Kingsway main arterial route is a short distance from the property.

The subjects are in absolute move in condition, having been fully refurbished throughout and benefits include brand new kitchen and shower room, new floor coverings, internal doors and fresh décor throughout.

Accommodation comprises entrance hallway with doors to all rooms and utility cupboard with plumbing for automatic washing machine; bright and spacious open plan lounge/kitchen with front facing window, fitted kitchen units with complementary worktop and splashback, integrated electric oven with extractor hood over; stylish shower room with W.C., vanity unit with inset wash hand basin and shower cubicle housing mains fed shower, attractive wet-wall panelling and heated towel rail; and spacious double bedroom with large walk in wardrobe. Externally there is a communal drying green to the rear.

This ready to live in property would make an ideal starter home and early viewing is highly recommended to avoid disappointment.

- **Fully Refurbished Throughout**
- **Popular Location**
- **Nearby Local Amenities**
- **Open Plan Lounge/Kitchen**
- **Shower Room**
- **Double Bedroom**
- **Walk-in Wardrobe**
- **Utility Cupboard**
- **DG & GCH**
- **Shared Drying Green**
- **Immaculate Condition**
- **Great Starter Home**



**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.



**Chamber Practice** 

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Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. It should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is to be given regarding their operation or efficiency can be given.