



55 St. Fillans Road, Dundee, DD3 9JE

Offers Over £105,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



- **Popular Location**
- **Local Amenities**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Shower Room**
- **3 Double Bedrooms**
- **Gas Central Heating**
- **Double Glazing**
- **Excellent Storage Facilities**
- **Private Gardens**
- **Modernisation Required**
- **Great Investment Opportunity**

Excellent opportunity to purchase this three bed semi-detached villa situated in a popular residential area close to many services and amenities including schools, shops and main bus route. Clatto and Camperdown Country Parks, Kingsway West Retail Park and Dundee City Centre are all within easy reach.

This subjects are in need of complete renovation and will appeal in particular to the first time buyer looking to put their own stamp on their first home or an investor looking to expand their existing property portfolio.

Accommodation comprises entrance hallway, lounge, kitchen and shower room on the ground floor and three double bedrooms all with built in storage facilities on the upper floor.

Practical benefits include gas central heating, double glazing, well proportioned rooms and private gardens.

Once modernised this property would make an ideal family home/rental investment and early viewing is 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.

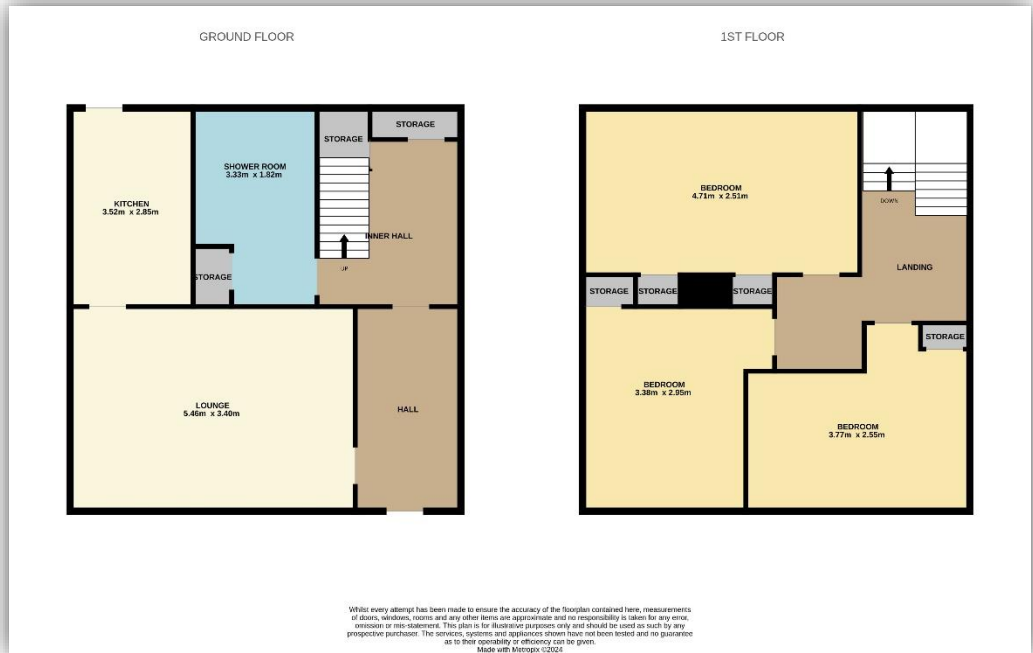
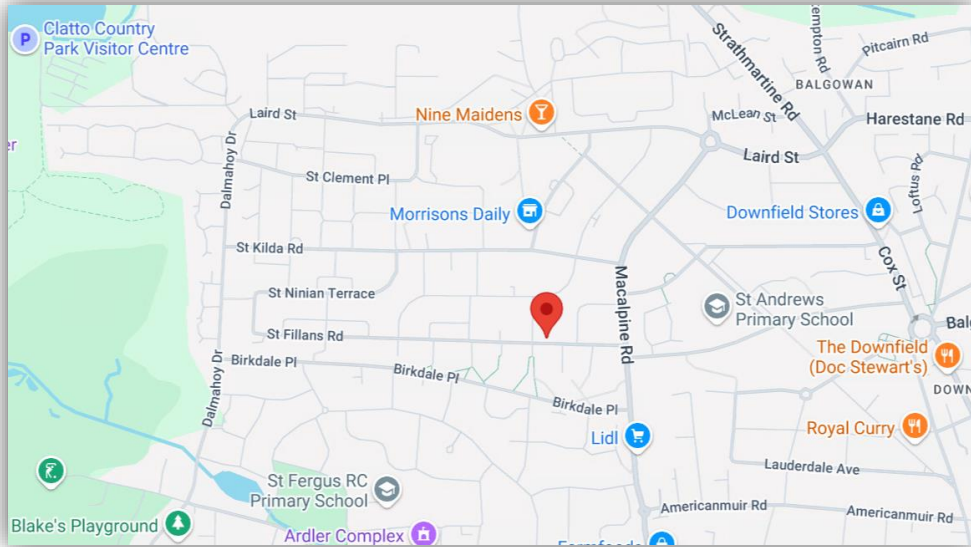


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These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.