



11A Moncur Crescent, Dundee, DD3 8AB
OFFERS OVER £75,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



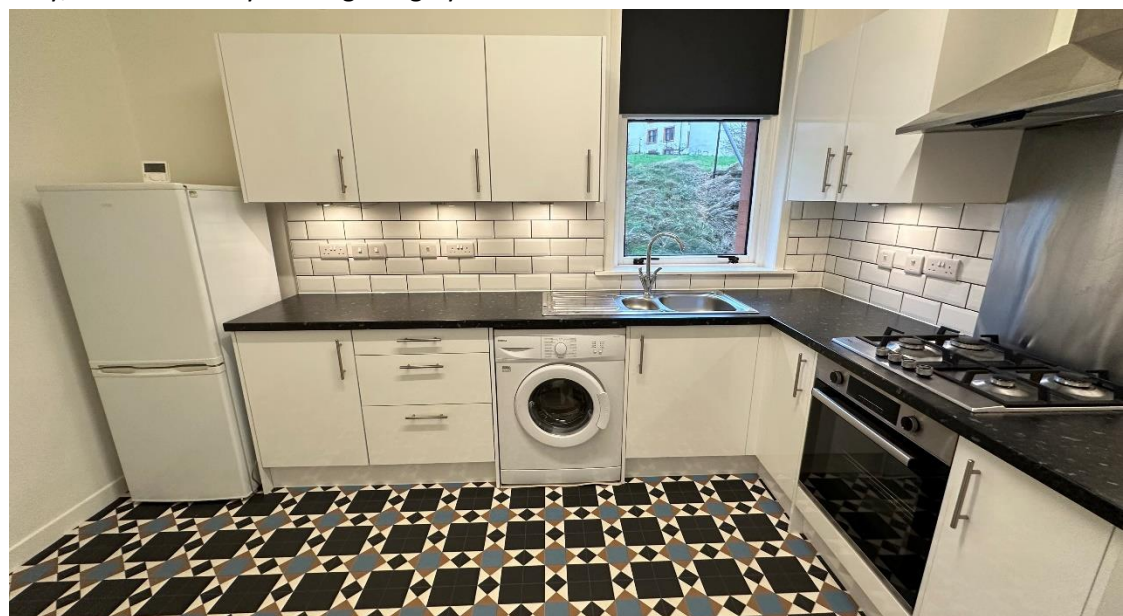
- **Immaculate One Bed Flat**
- **Popular Location**
- **Many Nearby Local Amenities**
- **Lounge**
- **Dining Kitchen**
- **Shower Room**
- **Double Bedroom**
- **DG & GCH**
- **Neutral Décor**
- **Security Entry**
- **Private Garden**
- **Shared Drying Green**
- **Absolute Move In Condition**
- **Great Starter Home**
- **Ideal Downsize**

The Chamber Practice are delighted to bring to market this bright and spacious one bed ground floor flat located in a popular location close to both Strathmartine Road and Clepington Road with their many local amenities and excellent public transport links. Dundee City Centre is within easy reach and the Kingsway main arterial route, is a short drive from the property.

The property is in immaculate condition throughout and benefits from generously proportioned rooms, double glazing, gas central heating, security entry and private garden.

Accommodation comprises: hallway with large storage cupboard and connecting doors to all rooms; bright and spacious lounge with storage cupboard and window overlooking front garden; well-appointed dining kitchen fitted with a range of base and wall mounted units with contrasting worktops and complementary splashback tiling, integrated gas hob and electric oven with extractor hood over, free standing fridge freezer and washing machine, ample space for table and chairs; generous double bedroom; and stylish shower room with W.C., wash hand basin and shower cubicle housing mains fed shower, attractive wet wall panelling, wall mounted mirror and heated towel rail. Externally there is a private garden to the front and a well maintained drying green to the rear.

This particular property is in absolute move in condition and would make an ideal first time buy/downsize. Early viewing is highly recommended.



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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GROUND FLOOR
54.0 sq.m. approx.



TO FLOOR AREA: 54.0 sq.m. approx.
 Where dimensions are given they are for the internal area of the rooms and do not include the area of the walls, windows, doors or the area of the hall and kitchen. The area of the hall and kitchen is included in the overall area of the property. The area of the hall and kitchen is included in the overall area of the property. The area of the hall and kitchen is included in the overall area of the property. The area of the hall and kitchen is included in the overall area of the property.



Included in the sale are all carpets and floor coverings, window blinds where fitted, integrated appliances, fridge freezer and washing machine.