



Flat 8, 3 Benvie Road, Dundee, DD2 2LH
OFFERS OVER £80,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



Great opportunity to purchase this well presented one bed top floor flat located in well established residential area with local amenities close by. The vibrant West End, Dundee City Centre and both Universities are within reasonable walking distance and Ninewells Teaching Hospital is within easy reach.

Accommodation comprises: hallway with connecting doors to all rooms and storage cupboard housing washing machine; bright and airy lounge; well-appointed kitchen fitted with white high gloss base and wall mounted units with contrasting worktops and complementary splashback tiling, integrated gas hob and electric oven with chimney style extractor hood over, free standing fridge freezer, space for small table and chairs and window with views over the rooftops to Dundee law; fully tiled bathroom with W.C., wash hand basin and bath with electric shower over, wall mounted mirror; and double bedroom with built in wardrobe. Externally there is a communal drying green to the rear.

Practical benefits include double glazing, gas central heating and security entry.

This particular property would make an ideal starter home and early viewing is recommended.

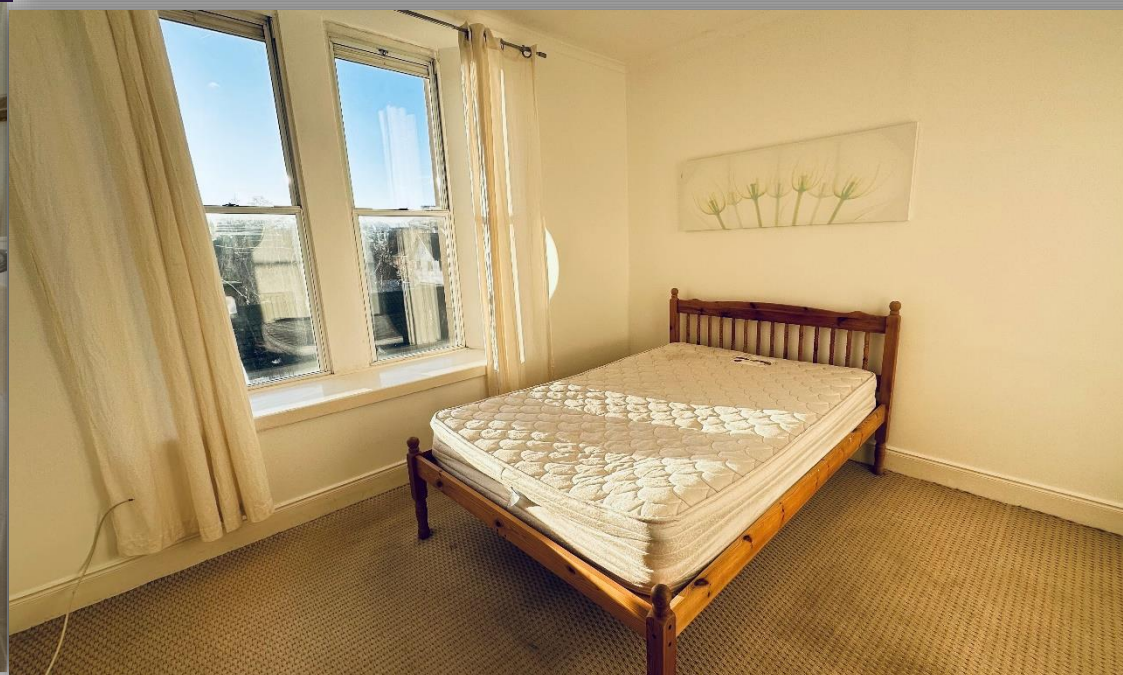
- **Popular Location**
- **Walking Distance of City Centre & West End**
- **Hallway**
- **Lounge**
- **Modern Kitchen**
- **Bathroom**
- **Double Bedroom**
- **Double Glazing**
- **Gas Central Heating**
- **Security Entry**
- **Drying Green**
- **Furniture Can Be Included If Required**
- **Ready to Live in Condition**
- **Ideal 1st Time Buy**



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.





45.0 sq.m. approx.



TOTAL FLOOR AREA: 45.0 sq.m. approx.
 While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, buildings, fixtures and fittings are approximate and no responsibility is taken for any error, inaccuracy or omission. The plan is for illustrative purposes only and should be read in conjunction with any other information provided. The property is shown as a guide only and does not represent any or a guarantee.
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Included in the sale are all carpets and floor coverings, window blinds where fitted, light fittings, integrated appliances, white goods. All items of furniture within the property, as seen, can be included if required.