



209

**289F Strathmore Avenue, Dundee, DD3 6SG**

**Fixed Price £97,000**

Contact Solicitors for an  
appointment to view or telephone  
seller direct outwith office hours

**07702347559**

**Chamber Practice** 



The Chamber Practice are delighted to bring to market this well presented two bedroom top floor flat located in a popular residential area within walking distance of Hilltown and Clepington Road with their many local amenities and excellent public transport links. Dundee City Centre is within easy reach and the Kingsway, with its main arterial routes, is a short drive from the property.

Accommodation comprises hallway with connecting doors to all rooms; bright and spacious lounge; well appointed kitchen fitted with ample base and wall mounted units with contrasting splashbacks and worktop incorporating breakfast bar, integrated electric hob and oven, free standing fridge freezer and washing machine; modern shower room with fitted toilet/vanity unit and large shower cubicle housing mains fed shower, attractive wet-wall panelling and heated towel rail; and 2 generous double bedrooms, one having built in storage facilities. Externally there is a well maintained communal drying green to rear.

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

This particular property would make an ideal starter home/buy to let investment and early viewing is recommended.

- **Popular Location**
- **Many Nearby Amenities**
- **Easy Reach of City Centre**
- **Lounge**
- **Dining Kitchen**
- **Modern Shower Room**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Security Entry**
- **Integrated Appliances & White Goods**
- **Communal Drying Green**
- **Move in Condition**
- **Ideal 1<sup>st</sup> Time Buy/Buy to Let Investment**

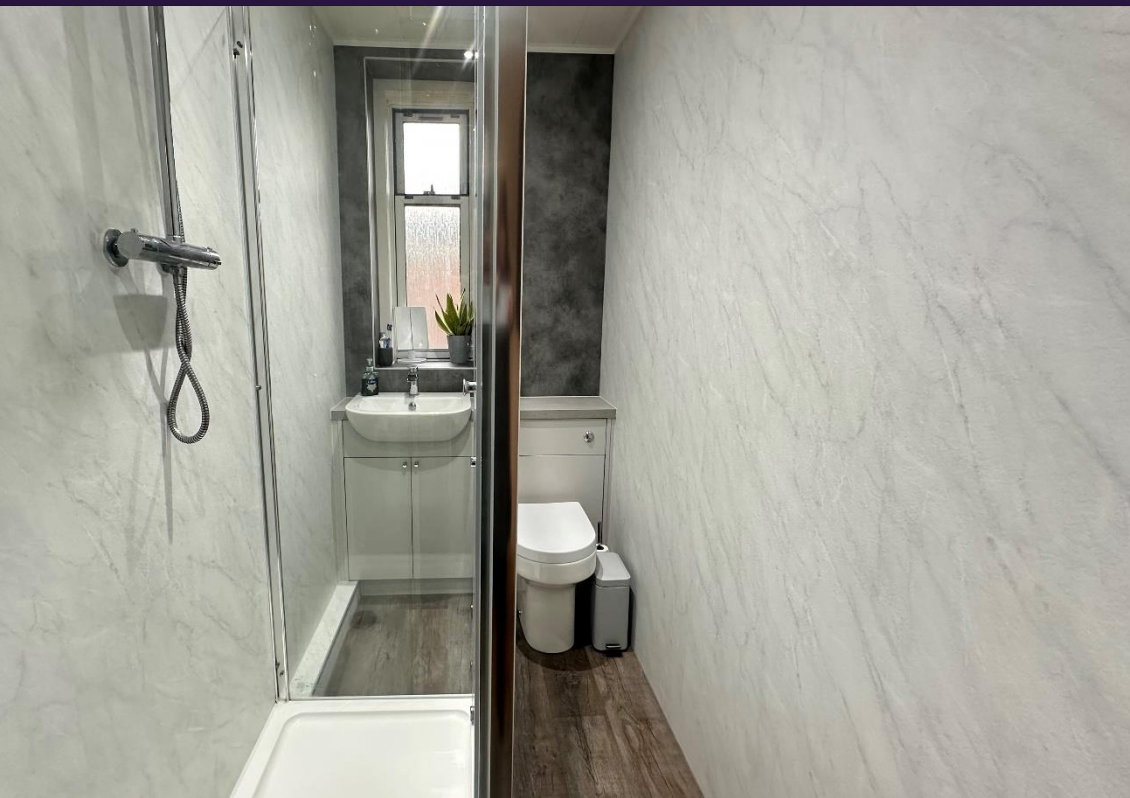


**Chamber Practice** 

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.

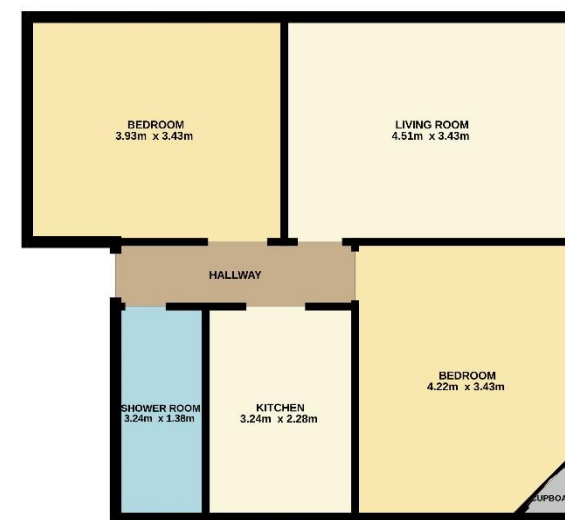
The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently 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.





61.0 sq.m. approx.



TOTAL FLOOR AREA: 61.0 sq.m. approx.  
 Whilst every attempt has been made to ensure the accuracy of the floor plan and the dimensions of the rooms, the floor plan and the dimensions are for information only and should not be used as a basis for any legal proceedings or any other purpose. The plan is for information only and should not be used as a basis for any legal proceedings or any other purpose. The plan is for information only and should not be used as a basis for any legal proceedings or any other purpose.

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



**Chamber Practice**

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Brechin: 01356 622289

Cupar: 01334 658222

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