



289F Strathmore Avenue, Dundee, DD3 6SG

Offers Over £100,000

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 1st Time Buy/Buy to Let Investment**

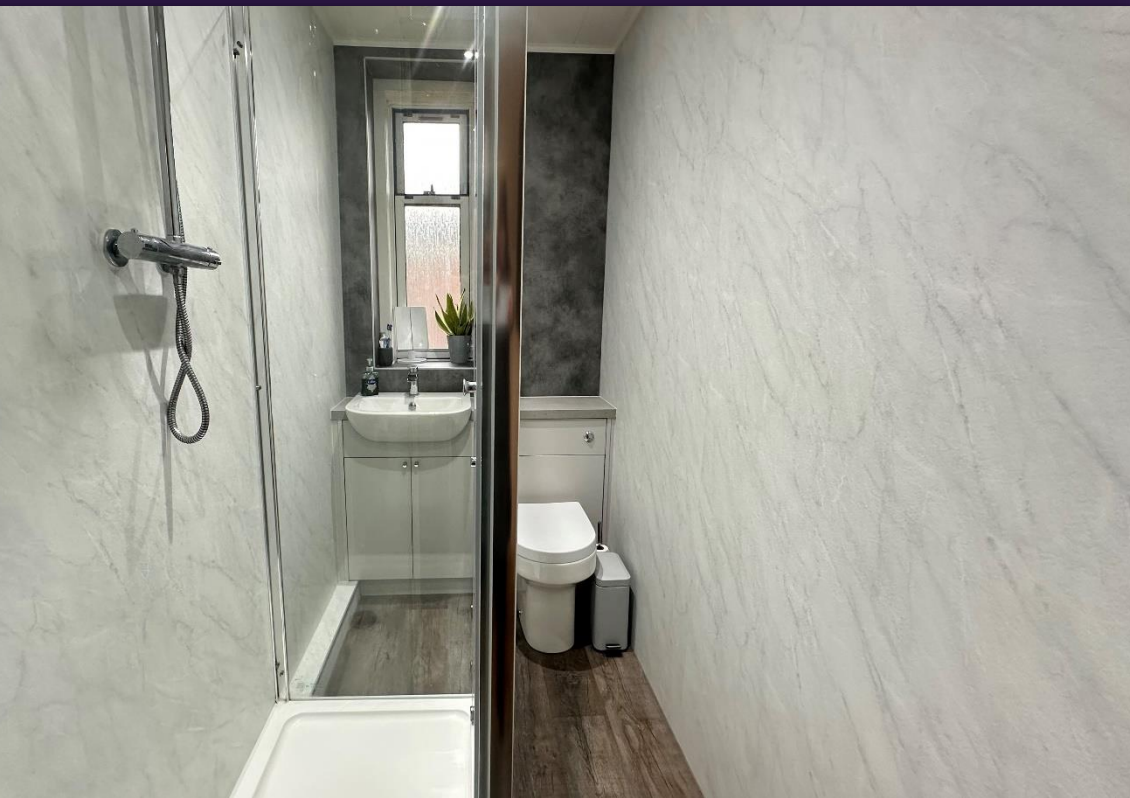


Chamber Practice 

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.

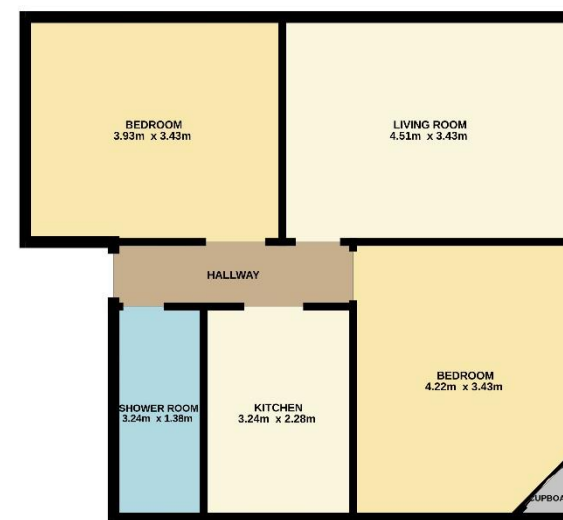
The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently 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 measurements of rooms, fixtures, fittings and other items are approximate and it is recommended that you verify all measurements or arrangements. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. For further information, please contact the estate agent.



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

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