



2 bed ground floor flat within walking distance of City Centre & Universities. Ideal 1st time buy/buy to let investment.

26A Weavers Loan, Dons Road, Dundee, DD3 6NT

Offers Over £92,000

Home Report Value - £100,000

Contact Solicitors for an appointment to view
01382 203000

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- **Ground Floor Flat**
- **Lounge**
- **Kitchen**
- **2 Bedrooms**
- **Bathroom with Shower**
- **Double Glazing**
- **Electric Heating**
- **Residents Car Park**
- **Nearby Local Amenities**
- **Walking Distance of City Centre & Universities**
- **Ideal 1st Time Buy**
- **Excellent Buy to Let Rental Investment**

Great opportunity to purchase this two bed ground floor flat located in a popular residential area within easy reach of many nearby local amenities including a variety of shops, takeaways and public transport. Dudhope Park and Dundee City Centre are within reasonable walking distance.

The subjects, whilst in need of a degree of modernisation, are in good decorative order and benefit from double glazing, electric heating and residents car park.

Accommodation comprises hallway with storage cupboard and connecting doors to all rooms, bright and airy lounge with storage heater; kitchen fitted with a range of base and wall mounted units with contrasting worktops and tiled splashbacks, integrated electric hob and oven, free standing fridge freezer, washing machine and tumble dryer; bathroom with 3 piece white suite incorporating W.C., wash hand basin and bath with electric shower over, glazed shower screen and ceramic tiling; and two bedrooms with built in wardrobe/storage facilities.

This particular property would make an ideal first time buy/buy to let rental investment and 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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GROUND FLOOR
58.0 sq.m. approx.



TOTAL FLOOR AREA: 58.0 sq. m. approx.
We warrant every photograph has been made to ensure the accuracy of the description contained herein. Measurements of floors, ceilings, levels and any other items are approximate and not responsible as shown for any errors, omissions or mis-statements. This does not constitute a guarantee. Prospective purchasers should check the accuracy of the information provided. The services, appliances and any fixtures shown here are based on the information available at the time of the photograph. We do not warrant the accuracy of any information shown here.



Included in the sale are all carpets and floor coverings, window blinds where fitted and integrated appliances and white goods (no warranties given).

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.