



Flat 3 The Old Sailors Home,
62 Dock Street, Dundee, DD1 3DU
Offers Over £170,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



The Chamber Practice are delighted to bring to market this bright and spacious first floor apartment situated in prime central location just a stone's throw from City Quay, Slessor Gardens and the Waterfront. All City Centre amenities, Universities, Bus and Rail Stations are also within walking distance.

The property is in excellent decorative order throughout and benefits from impressive entrance and stairwell with cast iron security gate, well proportioned rooms, under floor heating, lift to all floors and communal courtyard with shared outhouse.

Accommodation comprises: vestibule; hallway with storage cupboard and connecting doors to all rooms; extremely bright and spacious open plan lounge/dining/kitchen with well appointed kitchen area fitted with a range of high gloss base and wall mounted units with contrasting worktops and splashback tiling, integrated electric hob and oven, fridge, freezer and dishwasher; stylish shower room with W.C., vanity unit with inset wash hand basin and shower cubicle housing electric shower; master bedroom with built in mirrored wardrobes; and further bedroom.

This particular property will appeal to a variety of purchasers and early viewing is highly recommended to avoid disappointment.

There is a monthly factor fee for the development.

- **Prime Central Location**
- **Walking Distance of All Amenities**
- **Open Plan Lounge/Dining/Kitchen**
- **Shower Room**
- **2 Bedrooms**
- **Under Floor Heating**
- **Lift to all Floors**
- **Gated Security Entrance**
- **Shared Courtyard**
- **Walking Distance of all City Centre Amenities**
- **Absolute Move in Condition**
- **Early Viewing Essential**



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 

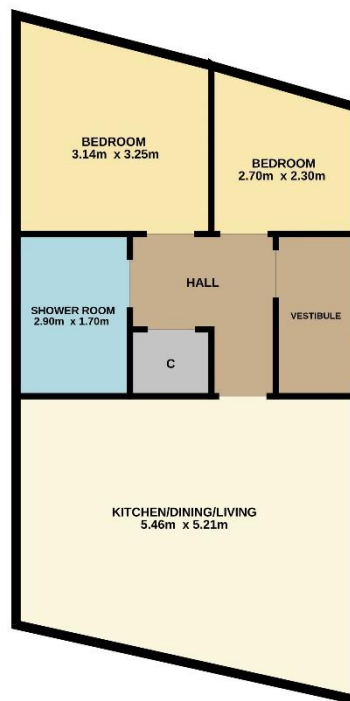
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and the responsibility to take for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given.
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Included in the sale are all floor coverings, window blinds where fitted and integrated appliances.