



331, 3/2 Strathmore Avenue, Dundee, DD3 6RY
Offers Over £75,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



The Chamber Practice are delighted to bring to market this well presented 2 bed flat located in a popular location within walking distance of 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.

The property is in good decorative order and benefits from well proportioned rooms, double glazing and gas central heating.

Accommodation comprises entrance hallway with doors to all rooms; bright and airy lounge with storage cupboard and views over the rooftops towards the Sidlaws; galley style kitchen fitted with base and wall mounted units with complementary worktops and splashback tiling; integrated electric hob and oven; bathroom with 3 piece white suite incorporating W.C., vanity unit with inset wash hand basin and bath with shower mixer tap, full wet-wall panelling and heated towel rail; and 2 bedrooms, the larger of which has built in wardrobes with additional storage above. Externally there is a communal drying green to the rear.

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

- **Top Floor Flat**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **2 Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Communal Drying Green**
- **Move in Condition**
- **Many Nearby local Amenities**
- **Easy Reach of City Centre**
- **Ideal First Time Buy**

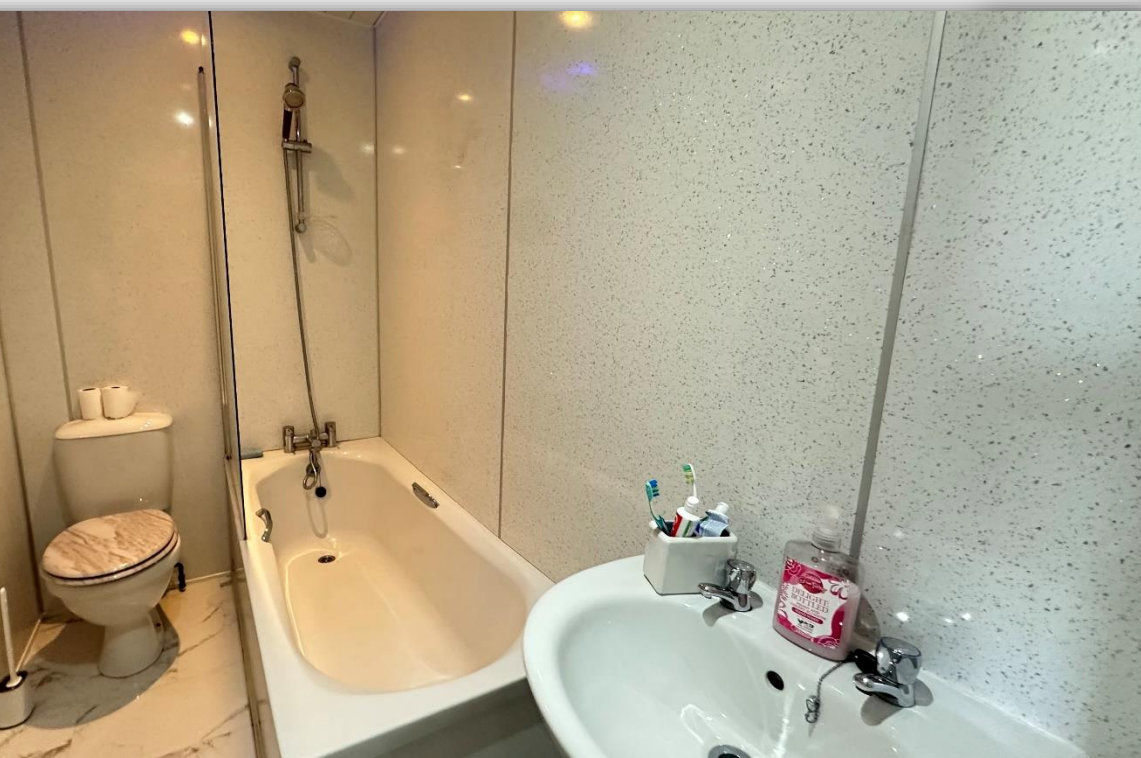


Chamber Practice 

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 

Dundee: 01382 203000

Brechin: 01356 622289

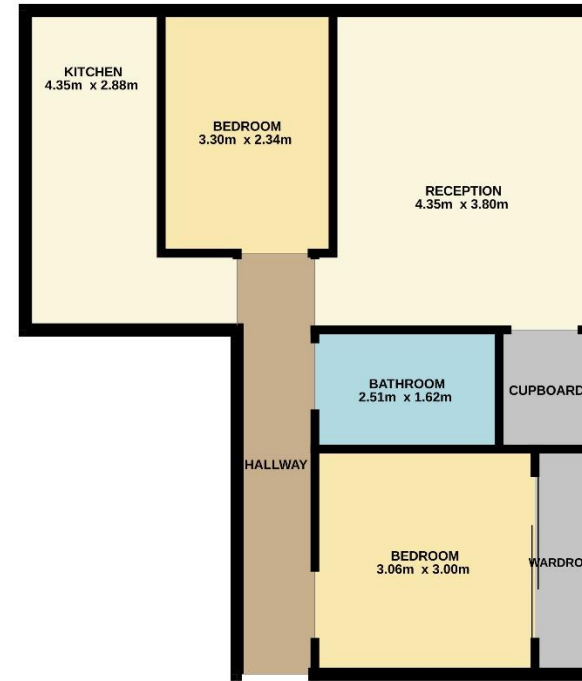
Cupar: 01334 658222

www.thechamberpractice.co.uk

contact@thechamberpractice.co.uk



GROUND FLOOR
55.0 sq.m. approx.



TOTAL FLOOR AREA: 55.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is to their general utility or efficiency can be given.
Made with Meropix 02025

Included in the sale are all floor coverings, curtains, integrated hob and oven.



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