

*Well presented 1 bed flat within
easy reach of city centre. Ideal 1st
time buy.*



23, 2/R Pitfour Street, Dundee, DD2 2NY

Offers Over £75,000

Telephone 01382 203000

to arrange an
appointment to view

Chamber Practice 



- **Lounge**
- **Kitchen**
- **Integrated Appliances & White Goods**
- **Bathroom**
- **Double Bedroom**
- **Double Glazing**
- **Electric Heating**
- **Walking Distance of City Centre & West End**
- **Move in Condition**
- **Ideal First Time Buy**

The Chamber Practice are pleased to bring to market this well presented one bed second floor flat located in a popular residential area with nearby local amenities. Dundee City Centre and the vibrant West End are within reasonable walking distance.

Accommodation comprises: entrance hall with storage cupboard and connecting doors to all rooms; bright and spacious lounge with focal fireplace, recessed display shelving and ornate ceiling cornice; kitchen with fitted base and wall mounted units with contrasting worktops and splashback tiling, integrated electric hob and oven, free standing fridge freezer and washing machine; bathroom with W.C., wash hand basin and bath with electric shower over, full wet-wall panelling; and double bedroom with built in wardrobes.

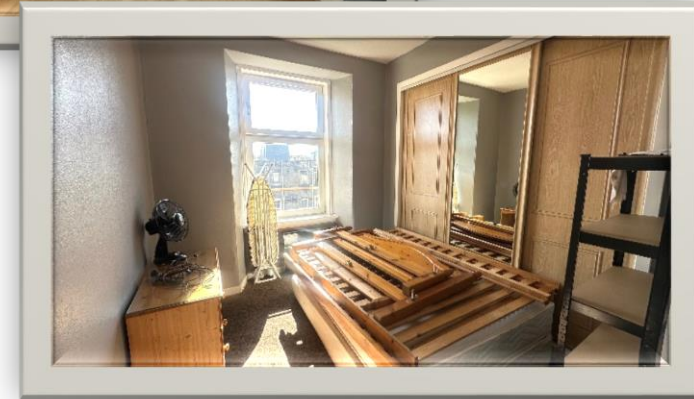
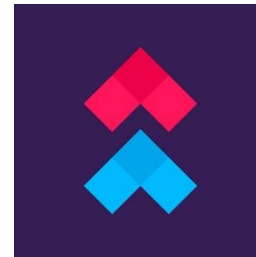
The subjects are in move in condition and benefit from double glazing and electric heating.

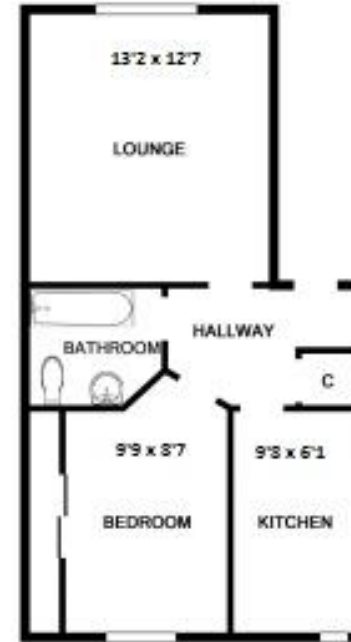
This particular property would make an ideal starter home/buy to let investment and early viewing is recommended.

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.





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.