



G/L, 201 Strathmartine Road, Dundee, DD3 9PH

Fixed Price £85,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



- **Fully Refurbished Throughout**
- **Popular Location**
- **Nearby Local Amenities**
- **Open Plan Lounge/Kitchen**
- **Shower Room**
- **2 Bedrooms**
- **DG & GCH**
- **Private Garden**
- **Shared Drying Green**
- **Absolute Move In Condition**

The Chamber Practice are delighted to bring to market this bright and airy two bed ground floor flat located on the popular Strathmartine Road, within short walking distance of Fairmuir Park and many local amenities. Dundee City Centre is within easy reach and the Kingsway main arterial route is a short distance from the property.

The subjects are in absolute move in condition, having been fully refurbished by the current owner, and benefits include brand new kitchen and shower room, new floor coverings, internal doors, wiring and plumbing and fresh décor throughout.

Accommodation comprises entrance hallway with doors to all rooms; bright and spacious open plan lounge/kitchen with ornate cornice and ceiling rose, contemporary wall mounted fire and radiators, sleek kitchen units with complementary worktops and splashbacks, integrated electric hob and oven with extractor hood over, free standing fridge freezer and washing machine; stylish shower room with W.C., wash hand basin and shower cubicle housing electric shower, full wet-wall panelling and heated towel rail; and two bedrooms with windows to rear. Externally there is a private area of garden ground and well maintained shared drying green to the rear.

This ready to live in property would make an ideal starter home and early viewing is highly recommended to avoid disappointment.

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.





GROUND FLOOR
41.0 sq.m. approx.



TOTAL FLOOR AREA: 41.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown herein have not been tested and no guarantee is given in their operability or efficiency over the years.

Included in the sale are all carpets and floor coverings, window blinds where fitted, integrated appliances and white goods

Chamber Practice 

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