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**01382 206000 DUNDEE CITY | ANGUS | FIFE**

G/R, 23 City Road, Dundee, DD2 2BL

Offers Over  
£58,000



***"Ideal Investment Opportunity"***

Accommodation: Hallway, Open Plan Lounge/Kitchen, Double Bedroom, Bathroom, Gas Central Heating & Double Glazing. Shared Garden Area to the Rear.



DUNDEE CITY | ANGUS | FIFE

# G/R, 23 City Road, Dundee, DD2 2BL

## Description

Excellent opportunity to purchase this Ground Floor Flat set in a quiet residential area. The property is located approximately one and a half miles North West of Dundee City Centre. Ideally located for amenities, shops, bus routes and Dundee City Centre is only a short distance away. Ninewells Hospital and Dundee Technology Park are also within easy reach.

Accommodation comprises:- Hallway, spacious open plan lounge/kitchen, there is ample space for a dining table and chairs. There is a double bedroom and three piece bathroom with WC.

The property benefits from gas central heating throughout and double glazing.

This property will be ideal for the first time purchaser or investment market.

Early viewing is highly recommended as properties in this category and price range are highly sought after.

## Outside

To the rear there is shared garden grounds.

## Viewing

By appointment through Solicitors on 01382 206000.

## Home Report

Contact Solicitor for a Copy of the Home Report.



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## Accommodation

Hallway	1.4m x 1.5m
Lounge/Open Plan Kitchen	4.77m x 3.64m
Bedroom	3.1m x 3.59m
Bathroom	2.1m x 1.76m

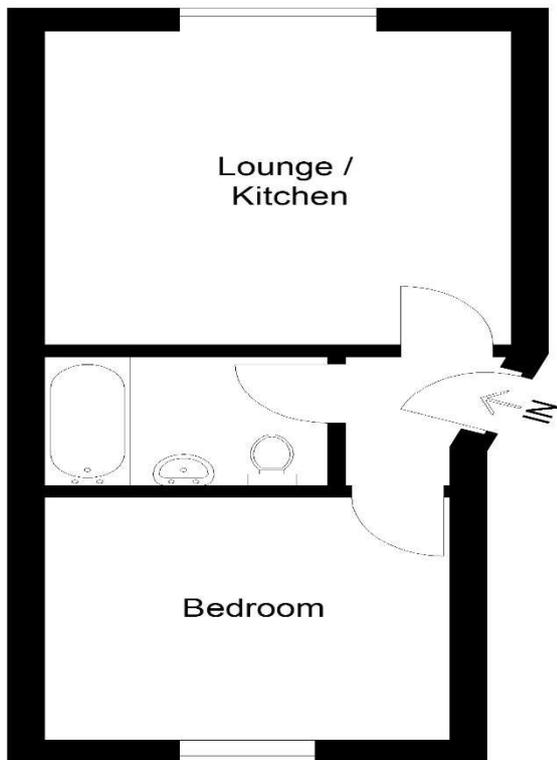


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