



**61, 3/1 Crescent Street, Dundee, DD4 6DT**

**Offers Over £80,000**

Contact Solicitors for an  
appointment to view

**01382 203000**

**Chamber Practice** 



Great opportunity to purchase this spacious two bed top floor flat located in the popular Stobswell area with an abundance of amenities including shops, supermarkets, take-aways, beauty parlours, hair salons and excellent public transport links all within a short walk. Baxter Park, DISC, Dundee City Centre and both Universities are also all within reasonable walking distance.

Accommodation comprises entrance hallway with connecting doors to all rooms; bright and spacious lounge with lovely views over the rooftops towards the River taking in both the road and rail bridges, built in storage facilities; galley style kitchen with fitted base and wall mounted units with contrasting worktops and splashback tiling; modern shower room with W.C., wash hand basin and large shower cubicle housing electric shower, full wet-wall panelling; double bedroom with built in wardrobe/storage facilities; and single bedroom with storage cupboard.

Practical benefits include double glazing, electric heating, plentiful storage and security entry.

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

- **Spacious 2 Bed Top Floor Flat**
- **Many Local Amenities**
- **Walking Distance of City Centre**
- **River Views**
- **Lounge/Dining**
- **Kitchen**
- **Shower Room**
- **2 Bedrooms**
- **Double Glazing**
- **Electric Heating**
- **Security Entry**
- **Move in Condition**
- **Ideal 1<sup>st</sup> Time Buy/Buy to Let Investment**



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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GROUND FLOOR  
59.2 sq. m. approx.



TOTAL GROUND FLOOR AREA: 59.2 SQ. M. APPROX.  
 THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THE EXACT LAYOUT OF THE PROPERTY.  
 THE DEVELOPER ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.  
 ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO VERIFICATION.  
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*Included in the sale are all carpets and floor coverings and light fittings.*