



**5B St. Clement Terrace, Dundee, DD3 9PF**

**Offers Over £75,000**

Contact Solicitors for an  
appointment to view

**01382 203000**

**Chamber Practice** 



- **Ground Floor Flat**
- **Many Nearby Amenities**
- **Hallway**
- **Lounge**
- **Kitchen with White Goods**
- **Modern Bathroom**
- **2 Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Security Entry**
- **Excellent Storage Facilities**
- **Private Garden & Shared Drying Green**
- **Ideal 1<sup>st</sup> Time Buy/Buy to Let Investment**

The Chamber Practice are delighted to bring to market this two ground floor flat situated in a popular, well established residential area. With excellent transport links and schools nearby in addition to many local amenities, this ready to live in property is an ideal starter home/buy to let investment.

Accommodation comprises: entrance hallway with two storage cupboards and door to main hall which has connecting doors to lounge, bedrooms and bathroom; bright and spacious lounge with built in storage facilities and connecting door to kitchen which is fitted with base and wall mounted units with contrasting worktops and splashback tiling, slot in electric cooker, fridge freezer, washer/dryer and slimline dishwasher; recently installed bathroom with white 3 piece suite incorporating W.C., wash hand basin and bath with mains fed shower over, fully tiled walls and heated towel rail; double bedroom with built in triple wardrobe and ample space for further furniture; and single bedroom with recessed storage area. Externally there is a private, generous storage cellar in the communal close, an area of garden ground to the front and communal drying green to the rear.

Practical benefits include double glazing, gas central heating, modern bathroom and security entry.

Early viewing is recommended.



**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** 

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TOTAL APPROX. FLOOR AREA 60.0 SQ.M. (646 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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*Included in the sale are all carpets and floor coverings, curtains and white goods.*