



**52 Kinghorne Road, Dundee, DD3 6PU**

**Offers Over £115,000**

Contact Solicitors for an  
appointment to view

**01382 203000**

**Chamber Practice** 



The Chamber Practice are delighted to bring to market this bright and airy two bed main door upper flat located in a popular residential area within easy reach of many local amenities including schools, a variety of shops and takeaways, Dudhope Park and public transport links. Dundee City Centre is within reasonable walking distance.

Accommodation comprises: carpeted staircase to upper floor; hallway with 2 storage cupboards and hatch to attic; bright and spacious lounge with front facing bay window with views over the rooftops towards the River and Fife beyond, storage cupboard and connecting door to kitchen which has fitted units, 2 storage cupboards and space for small table and chairs; 2 double bedrooms with built in storage facilities; and modern shower room with W.C., vanity unit and shower cubicle housing mains fed shower, full wet-wall panelling and heated towel rail. Externally there is a shared drying to the rear.

With the exception of the shower room the subjects are in need of complete renovation and will appeal in particular to the first time buyer looking to put their own stamp on their first home, downsizers and investors.

Once modernised this property will make an ideal family home/downsize property and early viewing is recommended.

- **Main Door Upper Flat**
- **Popular Location**
- **Local Amenities**
- **Walking Distance of City Centre**
- **Lounge with Bay Window**
- **Dining Kitchen**
- **Modern Shower Room**
- **2 Double Bedrooms**
- **DG & GCH**
- **Shared Drying Green**
- **River Views**
- **Ideal Starter Home/Downsize Property**
- **Chain Free**



**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.

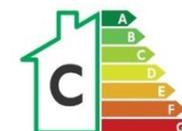
The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently 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.





ALL MEASUREMENTS ARE APPROXIMATE AND SHOULD NOT BE USED FOR CONTRACTUAL PURPOSES. THE SELLER MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THESE MEASUREMENTS. THE SELLER ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE ARISING FROM THE USE OF THESE MEASUREMENTS.



Internal photographs by seller

**Chamber Practice**

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