



**186, 3/1 High Street, Lochee,
Dundee, DD2 3DN
Fixed Price £67,000**

Contact Solicitors for an
appointment to view or telephone
seller direct outwith office hours

07816494309

Chamber Practice 



Excellent opportunity to purchase this spacious top floor flat situated on the well serviced High Street of Lochee and conveniently located for access to Dundee's arterial Kingsway route, Ninewells Hospital and commuter route into the City Centre. A vast array of amenities, leisure activities, Stack Leisure Park and Camperdown Park are all within easy reach.

Accommodation comprises: hallway with storage cupboard and connecting doors to all rooms; bright and airy open plan lounge/kitchen with front facing window, fitted base and wall mounted units with complementary worktops, electric cooker, fridge freezer and washing machine; partially tiled bathroom with 3 piece suite incorporating W.C., wash hand basin and bath with electric shower over; and 3 double bedrooms, 2 of which have built in wardrobe/storage facilities. Externally there is a well maintained communal drying green to the rear.

Practical benefits include well proportioned rooms, double glazing, electric heating and security entry.

This particular property would make an ideal starter home/buy to let investment and early viewing is recommended.

- **Top Floor Flat**
- **Hallway**
- **Lounge/Kitchen**
- **Bathroom**
- **3 Double Bedrooms**
- **Double Glazing**
- **Electric Heating**
- **Security Entry**
- **Shared Drying Green**
- **Many Local Amenities**
- **Ideal First Time Buy**
- **Excellent 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.





57.0 sq.m. approx.



TOTAL FLOOR AREA: 57.0 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan and all measurements of areas, volumes, weights and any other items or equipment shown on this floor plan, measurements are not guaranteed. The plan is for illustrative purposes only and should not be used as a basis for any investment or other decision. The actual floor plan and specifications may vary from those shown on this floor plan. The floor plan is not intended to be a substitute for a professional survey or valuation. It is advised that you should seek professional advice before making any decision based on this floor plan.



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