



**11 Auchterhouse Park, Auchterhouse,  
By Dundee, DD3 0QU  
Offers Over £105,000**

Contact Solicitors for an  
appointment to view or telephone  
seller direct outwith office hours  
**07817640432**

**Chamber Practice** 



Fantastic opportunity to purchase spacious second floor apartment forming part of a Category B Listed former hospital, situated in a serene location within extensive landscaped gardens and mature woodland. There are local amenities within the villages of Auchterhouse, Muirhead and Birkhill and the A90 dual carriageway, Kingsway arterial route, Ninewells and Dundee City Centre all within a short drive.

Accommodation comprises: entrance hallway with large storage cupboard and connecting doors to all rooms; extremely bright and spacious lounge/dining room with front facing window overlooking the gardens and woodland; dining kitchen fitted with a range of base and wall mounted units with contrasting worktops and splashback tiling, the slot in electric cooker, fridge freezer and washing machine may be included if required; bathroom with 3 piece suite incorporating W.C., wash hand basin and bath with electric shower over, splashback tiling and heated towel rail; and generous double bedroom with fitted wardrobes.

Practical benefits include double glazing, electric heating, security entry, carpeted stairwell and allocated parking.

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

- **Spacious One Bed Apartment**
- **Nearby Amenities**
- **Easy Reach of City Centre, Ninewells & A90**
- **Hallway**
- **Lounge/Dining**
- **Dining Kitchen**
- **Bathroom**
- **Double Bedroom**
- **DG & Electric Heating**
- **Security Entry**
- **Landscaped Gardens & Mature Woodland**
- **Drying Green**
- **Allocated Parking**
- **Ideal Starter Home/Buy to Let Investment**



**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.





*Included in the sale are all floor coverings and light fittings. The white goods may be included if required.*