



**19 Pentland Crescent , Dundee, DD2 2BT**  
**OFFERS OVER £90,000**

Contact Solicitors for an  
appointment to view  
**01382 203000**

**Chamber Practice** 



- **Ground Floor Flat**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Shower Room**
- **2 Double Bedrooms**
- **Double Glazing**
- **Electric Heating**
- **Neutral Décor**
- **Drying Green**
- **Move in Condition**
- **Ideal 1<sup>st</sup> Time Buy/Buy to Let Investment**

The Chamber Practice are delighted to bring to market this well presented ground floor flat situated in a quiet residential area.

Nearby local amenities include local shops, schools, Balgay Park and excellent public transport links. Ninewells Hospital and Dundee City Centre are a short drive from the property and the Stack Leisure Park and Kingsway West Retail Park, providing an array of national large retailers, supermarkets, gym and leisure facilities are within easy reach.

Accommodation comprises: hallway with 3 storage cupboards and connecting doors to lounge, bedrooms and shower room; bright and airy lounge with window to front, well-appointed kitchen fitted with a range of high gloss base and wall mounted units with contrasting worktops, integrated electric hob and oven; contemporary shower room with 3 piece suite incorporating fitted toilet/vanity/storage units and shower cubicle housing electric shower, attractive wet-wall panelling and heated towel rail; and two double bedrooms, one of which has built in wardrobe/storage facilities.

Externally there is a communal drying green to the rear.

Benefits include double glazing, electric heating, neutral décor and quality floor coverings.

This ready to live in property would make an ideal starter home or buy to let investment and 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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