



46B Bonnyrigg Place, Dundee, DD4 7DA

Offers Over £50,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



Great opportunity to purchase this ground floor studio flat situated within a quiet cul de sac in a desirable residential area close to Dundee's Kingsway and only a short drive into the City Centre and central Broughty Ferry.

This subjects are in need of a degree of upgrading and will appeal in particular to the first time buyer looking to put their own stamp on their first home and investors alike. Benefits include electric heating and security entry.

Accommodation comprises, entrance vestibule with large storage cupboard; bright and airy open plan lounge/bedroom with windows to rear and open plan to the kitchen which is fitted with base and wall mounted units; rear hall with built in storage facilities; and shower room with W.C., wash hand basin and shower cubicle housing electric shower. Externally there are communal gardens, drying green and residents car park.

Once modernised this property will make an ideal starter home/rental investment.

- **Studio Flat in Desirable Location**
- **Local Amenities**
- **Lounge/Bedroom/Kitchen**
- **Shower Room**
- **Electric Heating**
- **Security Entry**
- **Communal Gardens & Drying Green**
- **Residents Car Park**
- **Upgrading Required**
- **Ideal Starter Home/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.





GROUND FLOOR
28.0 sq.m. approx.



TOTAL FLOOR AREA: 28.0 sq.m. approx.
We have checked the information to ensure the accuracy of the floor plan and the area of the property. However, we do not warrant the accuracy of the information and the area of the property. The area of the property is for information only and is not intended to be used as a basis for any legal or financial transaction. The area of the property is for information only and is not intended to be used as a basis for any legal or financial transaction. The area of the property is for information only and is not intended to be used as a basis for any legal or financial transaction.