



**33F Commercial Street Dundee, DD1 3DG**  
**Fixed £170,000**

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

**Chamber Practice** 



Fantastic opportunity to purchase this bright and spacious four bedroom third floor apartment situated in the heart of the City within walking all amenities, Universities, Bus and Rail Stations.

The subjects are in good decorative order throughout and benefit from generously proportioned rooms, partial double glazing, gas central heating and security entry.

Accommodation comprises: large hallway with connecting doors to all rooms; bright and spacious lounge with bay window, ornate cornicing and built in storage facilities; kitchen with fitted base and wall mounted units with contrasting worktops incorporating breakfast bar, electric cooker, washing machine and fridge freezer; bathroom with 3 piece suite incorporating W.C., wash hand basin and bath with electric shower over, ceramic wall tiles and wet-wall panelling; and four double bedrooms, three of which have built in wardrobe/storage facilities and all with ample space for free standing furniture.

This property is being sold with sitting tenants and all furniture included making this an excellent buy to let investment. Early viewing is recommended.

- **City Centre Location**
- **Walking Distance of All Amenities**
- **Large Hallway**
- **Lounge With Bay Window**
- **Kitchen with White Goods**
- **Bathroom**
- **4 Double Bedrooms**
- **Partial Double Glazing**
- **Gas Central Heating**
- **Furniture Included**
- **Security Entry**
- **Sitting Tenants**
- **Great 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.



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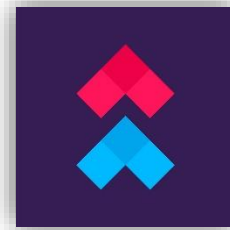
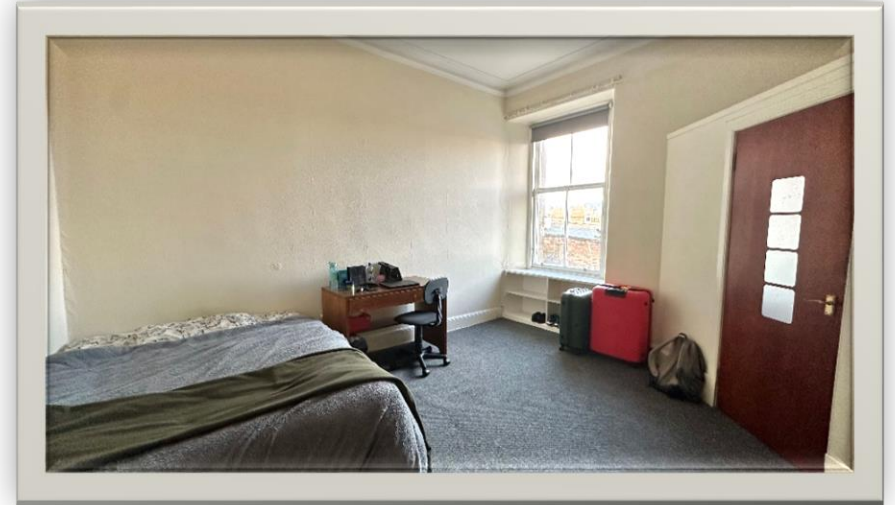
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*Included in the sale are all carpets and floor coverings, window blinds where fitted, white goods and all furniture as seen.*



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