



5D Ellen Street, Dundee, DD1 2QQ
Offers Over £85,000

Contact Solicitors for an
appointment to view or telephone
seller direct outwith office hours
07917003407

Chamber Practice 



- **Spacious First Floor Flat**
- **Quiet Location**
- **Walking Distance of all City Centre Amenities**
- **Hallway**
- **Lounge**
- **Kitchen With White Goods**
- **Bathroom & W.C.**
- **2 Double Bedrooms**
- **DG & GCH**
- **Security Entry**
- **Move in Condition**
- **Ideal First Time Buy**
- **Great Buy to Let Investment**

The Chamber Practice are delighted to bring to market this well-presented and generously proportioned two bedroom flat offering comfortable, modern living in a convenient residential location within walking distance of Dundee City Centre.

The subjects boast a bright and spacious lounge, ideal for both relaxing and entertaining. The fitted kitchen comes complete with integrated hob and oven and white goods included, providing excellent practicality for immediate move-in. Both double bedrooms are well-sized, offering ample space for storage and furnishings. The property further benefits from newly fitted carpets and fresh decor throughout, creating a fresh and welcoming feel.

Additional features include a well maintained bathroom with shower over bath, separate W.C., good storage options and security entry. Externally there is a well maintained shared drying green to the rear and on street parking facilities.

Ellen Street is conveniently located within easy reach of local amenities, public transport links and the City Centre, making this property ideal for professionals, couples, or first time buyers.

Early viewing is recommended to appreciate the space and condition on offer.



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
53.0 sq. m. approx.



TOTAL FLOOR AREA: 53.0 sq. m. approx.
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Included in the sale are all floor coverings, integrated appliances, under counter fridge and freezer, washing machine and free standing wardrobe.