



10 Lytton Street, Dundee, DD2 1EU
Offers Over £160,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



This generously proportioned two bedroom first floor flat is situated in the sought after West End within walking distance of the vibrant Perth Road, Magdalen Green, Dundee University, Dundee City Centre, local amenities and excellent transport links. The property offers bright and spacious accommodation throughout, making it an ideal purchase for first time buyers, professionals or buy to let investors.

The accommodation comprises a welcoming entrance hallway, with built in storage facilities, leading to a generously sized lounge with ample space for both living and dining. The fitted kitchen provides good storage and worktop space and comes with integrated gas hob and electric oven, free standing fridge freezer and washing machine. The property further benefits from two spacious double bedrooms, with built in wardrobes and ample space for free standing furniture, and a bathroom fitted with a three-piece suite.

Additional benefits include double glazing and gas central heating for comfort and efficiency, a secure entry system providing peace of mind, and allocated residents' parking.

With its excellent location and spacious layout, this property presents a fantastic opportunity for those seeking comfortable and convenient living in Dundee.

- **Spacious First Floor Flat**
- **Sought After West End Location**
- **Walking Distance of Many Amenities**
- **Easy Reach of City Centre**
- **Hallway With Storage**
- **Spacious Lounge**
- **Kitchen With White Goods**
- **Bathroom With Shower**
- **2 Well Proportioned Double Bedrooms**
- **DG, GCH & New Boiler**
- **Security Entry**
- **Allocated Residents' Parking**
- **Ideal First Time Buy**
- **Great 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.



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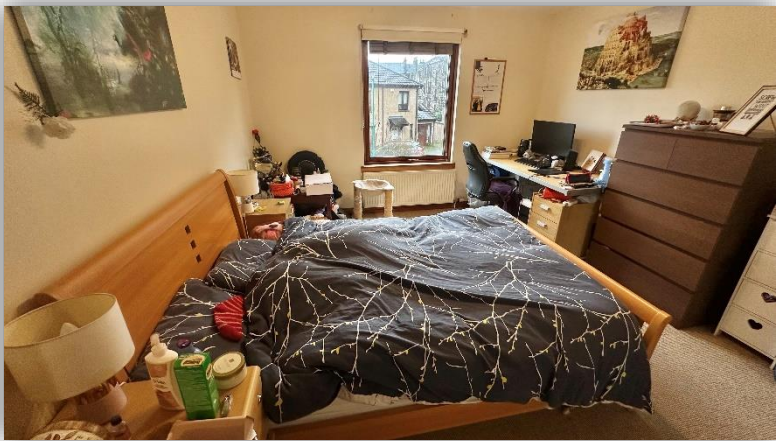
Dundee: 01382 203000

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Cupar: 01334 658222

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FIRST FLOOR
 133 sq.m. approx.



TOTAL FLOOR AREA: 133 sq. m. approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only and prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Included in the sale are all floor coverings, integrated appliances, fridge freezer and washing machine.