



**14 Blyth Place, Dundee, DD2 2PX**  
**Offers Over £125,000**

Contact Solicitors for an  
appointment to view or  
telephone homeowner direct  
outwith office hours  
**07402299236**

**Chamber Practice** 



Situated in a quiet area of Dundee and within reasonable walking distance of the City Centre, this bright and spacious main door maisonette apartment offers well proportioned accommodation over two levels, ideal for first time buyers, professionals or buy to let investors.

The property is entered via its own private main door leading into a welcoming hallway with a large storage cupboard and carpeted staircase to upper floor accommodation. The generous south facing lounge enjoys an abundance of natural light. The modern Wren kitchen is fitted with a range of contemporary wall and base units and benefits from an integrated gas hob, electric oven, stylish extractor hood and microwave and a free standing fridge freezer is also included in the sale. Completing the lower level is a fully tiled bathroom fitted with a white three-piece suite and mains fed shower over the bath.

The upper floor comprises a landing with additional storage cupboard and two spacious double bedrooms, both benefiting from fitted wardrobes and one having views over the rooftops towards the Law and the other with views towards the river and Fife beyond.

Practical benefits include double glazing, gas central heating, private garden and on street parking facilities.

Early viewing is highly recommended to appreciate the spacious accommodation, attractive outlook and convenient location on offer.



- **Main Door Upper Flat**
- **Quiet Location**
- **Walking Distance of City Centre & West End**
- **Hallway**
- **Lounge**
- **Modern Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Excellent Storage Facilities**
- **Private Garden**
- **Ready to Live in Condition**
- **Ideal 1<sup>st</sup> Time Buy/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.





*Included in the sale are all floor coverings, window blinds and curtains where fitted, integrated hob, oven, extractor hood and microwave and free standing fridge freezer (no warranties given).*