



**8/2 Maitland Street, Dundee, DD4 6RR**

**Offers Over £85,000**

Contact Solicitors for an  
appointment to view

**01382 203000**

**Chamber Practice** 



Situated in a popular residential area of Dundee this spacious two bedroom ground floor flat offers an excellent opportunity for first-time buyers, downsizers or buy to let investors.

Conveniently located close to many local amenities including Lidl supermarket, convenience stores, take-aways, schools, medical centre, transport links and within easy reach of Dundee City Centre the property combines comfortable living with everyday practicality.

The accommodation comprises a bright and spacious lounge with recessed shelved display; galley style kitchen fitted with ample base and wall mounted units, integrated electric hob and oven, free standing fridge freezer and dishwasher; fully tiled bathroom with W.C., wash hand basin and bath with electric shower over; and two well proportioned double bedrooms with wardrobe/storage facilities. The property further benefits from gas central heating and double glazing.

Externally there is a communal drying green to the rear and on street parking facilities.

Early viewing is recommended.



- **Ground Floor Flat**
- **Popular Location**
- **Walking Distance of Many Amenities**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **External Insulation**
- **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.





GROUND FLOOR  
57.0 sq.m. approx.



TOTAL FLOOR AREA: 57.0 sq.m. approx.  
For the purpose of this floor plan, the area of the property is measured to the external face of the walls, including the area of the walls, the area of the roof, the area of the ground, and the area of the garden. The area of the garden is measured to the external face of the walls. The area of the ground is measured to the external face of the walls. The area of the roof is measured to the external face of the walls. The area of the ground is measured to the external face of the walls. The area of the roof is measured to the external face of the walls.

*Included in the sale are all floor coverings, integrated hob and oven, fridge freezer, dishwasher and free standing wardrobes.*