



92E Victoria Road, Dundee, DD1 2NS
Offers Over £120,000

Contact Solicitors for an
appointment to view or call
homeowner direct outwith
office hours
07895113758

Chamber Practice 



- **Spacious Victorian Second Floor Flat**
- **Attractive River Views**
- **Walking Distance of all City Centre Amenities**
- **Hallway**
- **Lounge with Bay Window**
- **Dining Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing, Electric Central Heating and Period Features**
- **Furniture May be Included if Required**
- **Security Entry**
- **Well Maintained Drying Green**
- **Ideal for First Time Buyers and Investors**
- **Excellent Opportunity for Modernisation and Value Enhancement**

Situated within a traditional Victorian tenement this spacious south-facing second floor flat offers a fantastic opportunity for buyers seeking a character filled home with impressive views and excellent potential for upgrading and modernisation.

The property retains a wealth of original period features including attractive fireplaces in the lounge and both bedrooms, high ceilings and generous room proportions, typical of the Victorian era. From the bay windowed lounge and principal bedroom there are delightful elevated views over the surrounding rooftops towards the River Tay.

The accommodation comprises a welcoming entrance hallway, a bright and spacious lounge featuring a fireplace and bay window, a large dining kitchen with white goods and ample space for family dining and entertaining, two well-proportioned double bedrooms, one with built in wardrobes and each with original fireplaces and a bathroom with shower over bath.

Further benefits include double glazing, electric central heating, security entry system, a well maintained communal drying green to the rear and adjacent on street parking. There is also a self-managed stair fund for the upkeep and maintenance of the common parts of the building.

While the property would benefit from a degree of modernisation it presents an excellent opportunity to create a superb home or investment property in a convenient city location close to Dundee city centre, universities, local amenities and transport links.

Early viewing is highly recommended to appreciate the space, character, views and potential this charming Victorian apartment has to 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.





Included in the sale are all floor coverings, window blinds where fitted, light fittings, electric cooker, fridge, freezer and washing machine (no warranties given). ALL ITEMS OF FURNITURE, AS SEEN, MAY ALSO BE INCLUDED IF REQUIRED.

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