



**2/R, 6 Marryat Street, Dundee, DD3 8AN**  
**Offers Over £100,000**

Contact Solicitors for an  
appointment to view  
**01382 203000**

**Chamber Practice** 



Situated in a popular residential area of Dundee, this well presented two bedroom top floor flat offers bright and spacious accommodation, making it an ideal purchase for first time buyers, professionals or buy-to-let investors.

The property comprises a welcoming entrance hallway, a generous lounge filled with natural light, a modern fitted kitchen, two well proportioned double bedrooms and a contemporary bathroom.

Further benefits include double glazing throughout, gas central heating and the added peace of mind of a brand new boiler, ensuring excellent energy efficiency and reliable heating.

The flat is presented in move in condition and enjoys an elevated top-floor position, providing a pleasant outlook and a good degree of privacy.

Conveniently located close to local amenities, shops, schools and excellent public transport links the property also offers easy access to Dundee City Centre, Ninewells Hospital and both universities.

- **Well Presented Top Floor Flat**
- **Popular Location**
- **Local Amenities**
- **Hallway**
- **Bright and Spacious Lounge**
- **Modern Kitchen**
- **Contemporary Bathroom**
- **2 Double Bedrooms**
- **DG & GCH**
- **Brand New Boiler**
- **Move In Condition**
- **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.



