



2/R, 5 Canning Street, Dundee, DD3 7RZ
Offers Over £90,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



- **Extremely Bright and Spacious Second Floor Flat**
- **Welcoming Entrance Hallway**
- **Generous Lounge/Dining**
- **Dining Kitchen with Integrated Appliances**
- **2 Generous Double Bedrooms with Wardrobe/Storage Facilities**
- **Fully Tiled Bathroom**
- **Double Glazing**
- **Gas Central Heating**
- **Security Entry**
- **On Street Parking**
- **Lock-Up Garage May be Available to Rent**
- **Many Local Amenities**
- **Easy Reach of City Centre**
- **Move In Condition**

Set within a popular residential location this exceptionally bright and spacious second floor apartment offers generous accommodation throughout and is presented in move in condition, making it an ideal purchase for first time buyers, professionals or buy-to-let investors.

Conveniently located close to local shops, schools, public transport links and Dundee City Centre this spacious apartment offers an excellent opportunity to acquire a ready to move into home in a highly convenient location.

The welcoming hallway provides access to all rooms within the property. The impressive lounge/dining room is flooded with natural light and features an attractive focal fireplace, creating a warm and inviting living space with ample room for both lounge and dining furniture.

The well-appointed dining kitchen is fitted with a range of wall and base units, integrated appliances and a practical breakfast bar, providing an ideal space for both everyday living and entertaining.

There are two generously proportioned double bedrooms, each benefiting from built-in wardrobes and excellent storage facilities. The fully tiled bathroom is both stylish and functional featuring fitted units with the WC and wash hand basin neatly incorporated along one wall together with a bath and electric shower over.

Further benefits include double glazing, gas central heating, secure entry system and on street parking. In addition a lock-up garage may be available to rent by separate arrangement, providing additional/alternative parking.



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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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