

Flat 14, 8 Castle Street, Dundee, DD1 3AF

FIXED £145,000

Contact Solicitors for an appointment to view

01382 203000

Chamber Practice



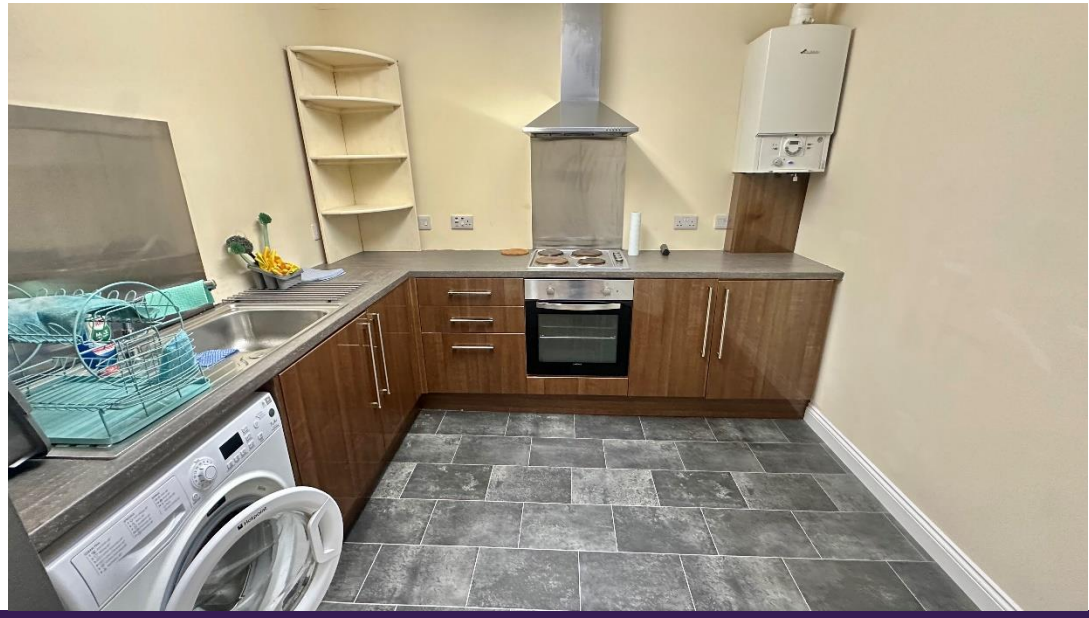
- **Spacious Top Floor Flat in City Centre**
- **Walking Distance of all Amenities**
- **Hallway**
- **Lounge**
- **Kitchen with White Goods**
- **Bathroom**
- **2 Double Bedrooms**
- **Gas Central Heating**
- **Security Entry**
- **Move in Condition**
- **All Furniture Included**
- **Ideal First Time Buy**
- **Great Buy to Let Investment**

The Chamber Practice are delighted to bring to market this well presented 2 bed top floor flat situated in the heart of the City Centre within walking distance of all amenities, Universities, Bus and Rail Stations, Slessor Gardens, V & A Design Museum and the Waterfront.

The subjects are in good decorative order throughout and benefit from well proportioned rooms, gas central heating, security entry, neutral décor and floor coverings and rooftop City views.

Accommodation comprises: hallway with built in storage facilities and connecting doors to all rooms; bright and airy lounge with City views; well- appointed kitchen fitted with a range of base units with contrasting worktops, integrated electric hob and oven with extractor hood over, free standing fridge freezer and washing machine and space for small table & chairs; partially tiled bathroom with 3 piece suite incorporating W.C., wash hand basin and bath with electric shower over; and 2 double bedrooms with built in wardrobe/storage facilities.

This ready to live in property will make an ideal first time buy/buy to let investment early viewing is recommended.

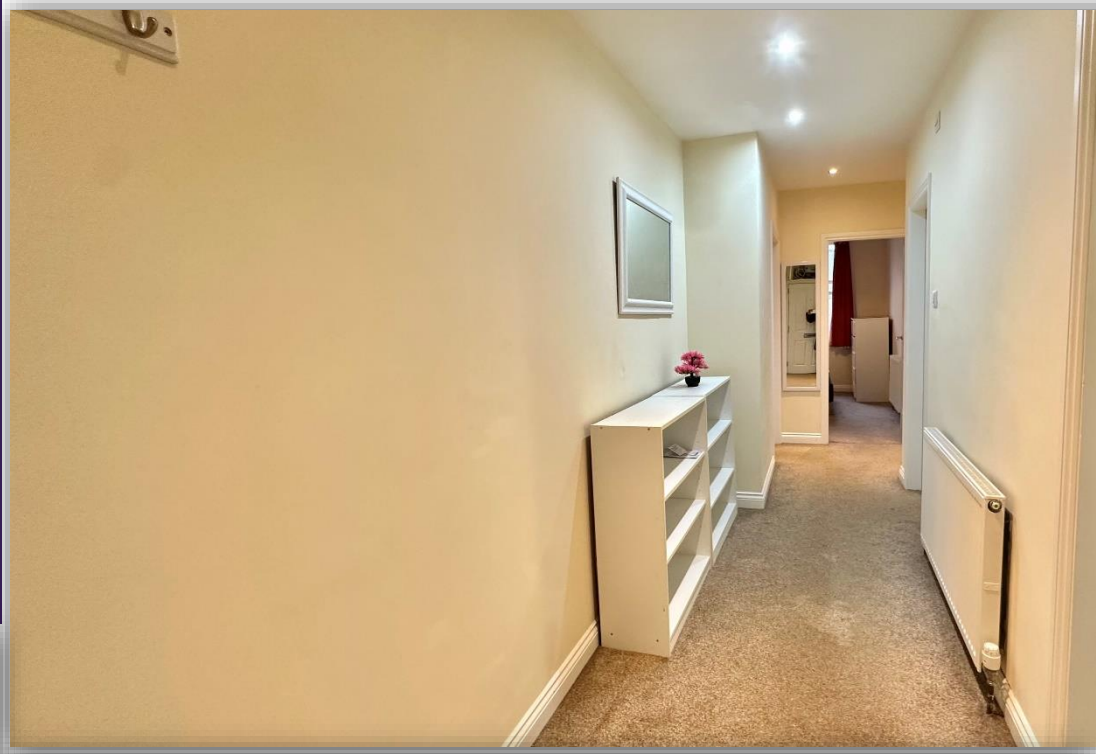


Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

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.







Chamber Practice

Dundee: 01382 203000 Brechin: 01356 622289 Cupar: 01334 658222 www.thechamberpractice.co.uk contact@thechamberpractice.co.uk





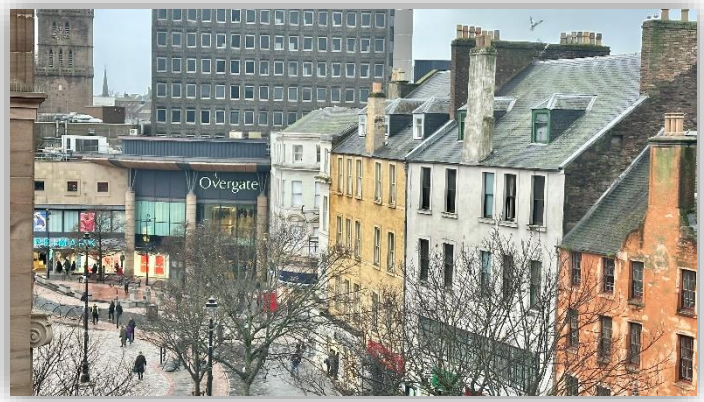


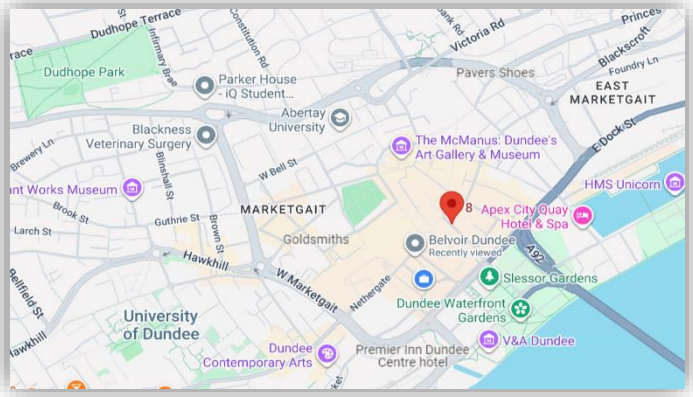




GROUND FLOOR
69.0 sq.m. approx.









Included in the sale are all carpets and floor coverings, curtains, integrated appliances, fridge freezer, washing machine and all furniture and furnishings as seen (It should be noted that the screen in the lounge is a monitor, not a television).