

4D Loganlee Terrace, Dundee, DD2 2DA

Offers Over £85,000

Contact Solicitors for an appointment to view or telephone seller direct out with office hours

07735601837

Chamber Practice



- **Ready to Live in First Floor Flat**
- **Quiet Location**
- **Walking Distance of Local Amenities**
- **Easy Reach of City Centre and Ninewells**
- **Hallway**
- **Bright and Spacious Lounge**
- **Modern Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Electric Heating**
- **Fresh Décor Throughout**
- **Ideal First Time Buy**
- **Great Buy to Let Investment**

The Chamber Practice are delighted to bring to market this well presented two bedroom first floor flat offering comfortable and well proportioned accommodation, making an excellent choice for first time buyers, couples or buy-to-let investors. The property is situated in a popular residential area with nearby local amenities and is within walking distance of Ancrum Primary School and Dundee University. Both the City Centre and Ninewells are within a short drive.

The accommodation comprises a welcoming hallway with two useful storage cupboards, a bright and spacious lounge and a modern kitchen fitted with integrated hob and oven, together with space for under counter appliances and a fridge freezer.

There are two generously proportioned double bedrooms, with the larger bedroom benefiting from built-in wardrobes, along with a partially tiled bathroom fitted with a shower over the bath.

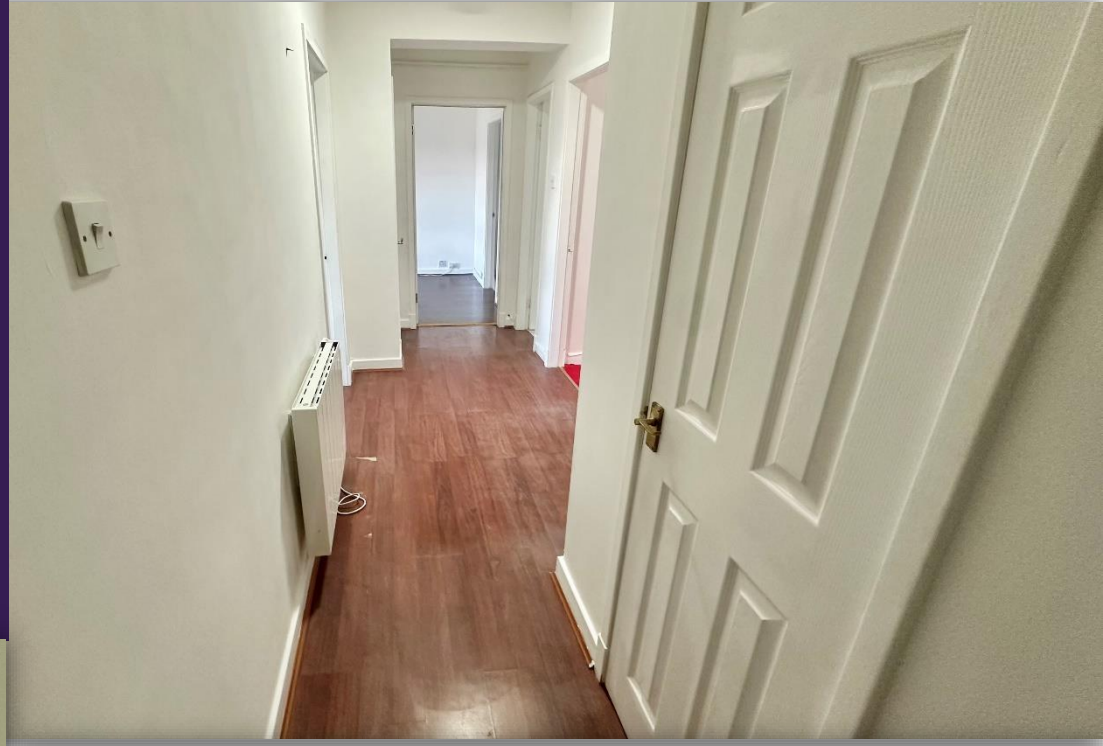
Further benefits include double glazing, electric heating and fresh décor throughout. Externally, there is a well maintained shared drying green to the rear, while on street parking is available to the front.



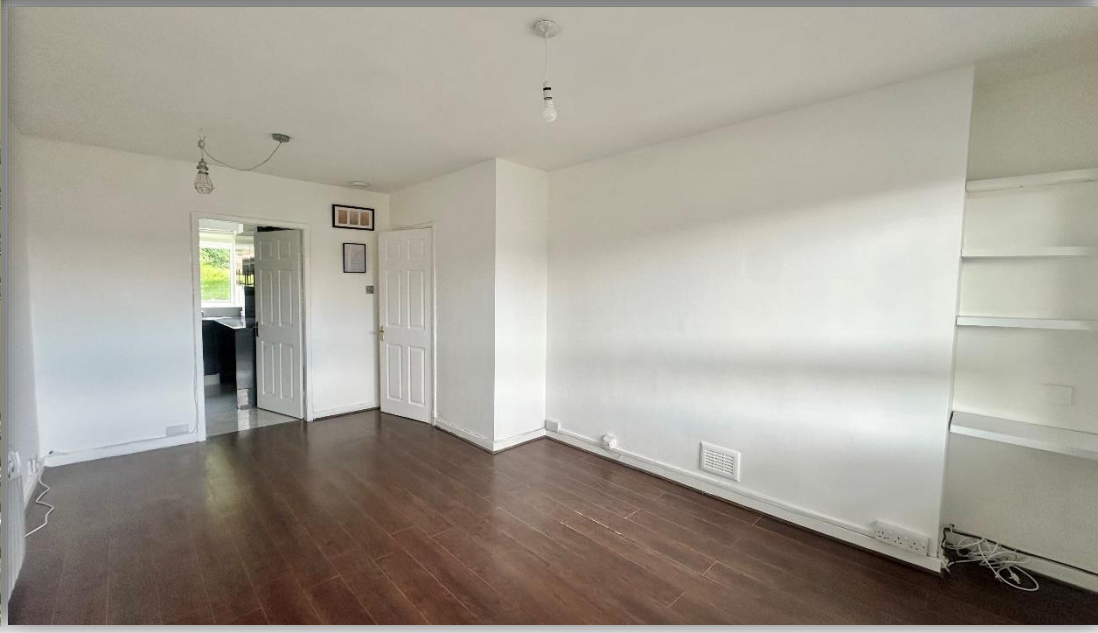
Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

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





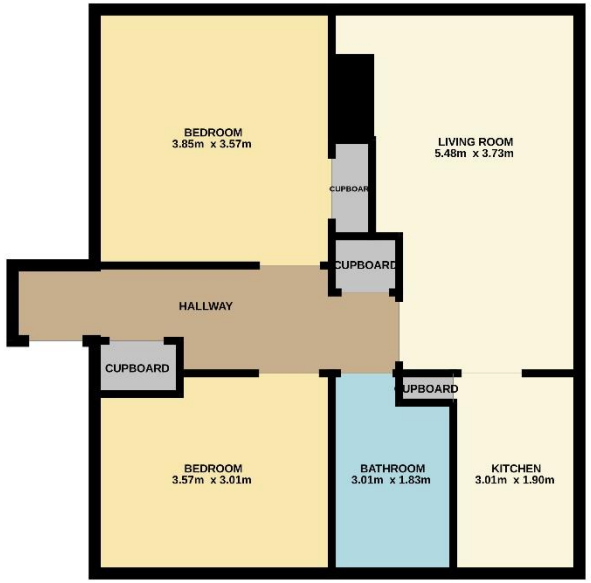








FIRST FLOOR
65.0 sq.m. approx.



TOTAL FLOOR AREA : 65.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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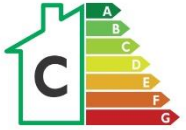

Included in the sale are all floor coverings, window blinds where fitted and integrated hob, oven and extractor hood.