

87B Camperdown Road, Dundee, DD3 8RF

Offers Over £120,000

Contact Solicitors for an appointment to view or contact seller direct outwith office hours

07783616698

Chamber Practice



- **Well Presented 2 Bedroom Ground Floor Flat**
- **Lounge with French Doors**
- **Modern Kitchen with Integrated Appliances**
- **Contemporary Bathroom**
- **Principal Bedroom with French Doors**
- **Further Double Bedroom with Full Length Wardrobes**
- **DG & GCH**
- **Security Entry**
- **Private Enclosed South-Facing Garden**
- **Raised Deck and Summer House with Power & Lighting**
- **Driveway**
- **Large Garage/Workshop**
- **Move In Condition**
- **Ideal Starter Home/Downsize**

The Chamber Practice are delighted to bring to market this well presented and spacious two bedroom ground floor flat, ideally positioned within a popular residential area. The property offers comfortable accommodation throughout, complemented by excellent private outdoor space, summerhouse, driveway and a large garage/workshop

The accommodation comprises a welcoming hallway providing access to all rooms. The spacious lounge benefits from French doors opening directly onto the raised deck, creating a lovely connection between the indoor and outdoor living spaces.

The modern kitchen is well equipped with integrated appliances together with a slot-in cooker, providing a practical and stylish cooking environment.

There are two generous double bedrooms. The principal bedroom features mirrored wardrobes and French doors opening onto the raised deck, while the second double bedroom benefits from extensive full-length wardrobes, providing excellent storage.

The contemporary bathroom is finished with full wet wall panelling and includes a stylish vanity unit and attractive roll-top bath.

Externally, the property boasts private, enclosed south-facing gardens to the front, with a raised deck accessed directly from the lounge and principal bedroom, providing an excellent outdoor space for relaxing and entertaining. The garden also includes a summerhouse with power points and lighting, making it a versatile additional space. A private driveway and large garage to the side provide excellent off-street parking and storage facilities. There is also a shared drying green to the rear.

Further benefits include double glazing, gas central heating and security entry system.

This ready to live in property will appeal to a variety of purchasers and early viewing is advised.



Chamber Practice

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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.


















Included in the sale are all floor coverings, window blinds where fitted, integrated fridge freezer, washing machine and dishwasher, slot in cooker, tumble dryer, television unit and television in lounge, television in bedroom 2, summerhouse and garden shed.