

72E Kemnay Gardens, Dundee, DD4 7TU

Offers Over £80,000

Contact Solicitors for an appointment to view

01382 203000

Chamber Practice



Great opportunity to purchase this immaculately presented two bedroom top floor flat offering bright, comfortable and well proportioned accommodation, ideally suited to first time buyers, couples or buy-to-let investors.

The property is accessed via a communal entrance with security entry and comprises a welcoming hallway with two useful storage cupboards and doors leading to all rooms. The bright and spacious lounge is a particular feature, benefiting from windows on two sides which provide excellent natural light, together with a focal fireplace creating an attractive central feature.

The modern fitted kitchen offers a range of contemporary wall and base units, complemented by an electric cooker, fridge freezer and washing machine, providing a practical and well-equipped space.

There are two well proportioned double bedrooms, with the principal bedroom benefiting from a built-in wardrobe providing useful storage. Completing the accommodation is a stylish bathroom fitted with a bath with electric shower over, complemented by attractive wet wall panelling.

Externally residents have access to a communal drying green, while on street parking is available within the surrounding area.

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

Overall this is a superbly presented top floor flat offering bright and spacious accommodation with modern fittings and excellent storage, making it an appealing home in a popular residential location.

- **Popular Location**
- **Many Nearby Amenities**
- **Hallway**
- **Lounge**
- **Kitchen With White Goods**
- **Bathroom**
- **2 Double Bedrooms**
- **DG & GCH**
- **Security Entry**
- **Shared Drying Green**
- **On Street Parking**
- **Ready to Live in Condition**
- **Ideal Starter Home/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.







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



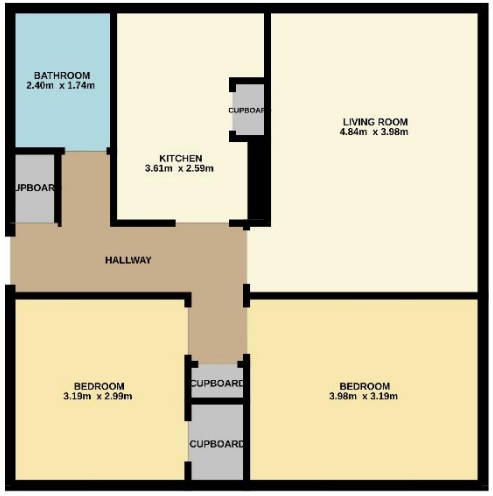








63.5 sq.m. approx.







Included in the sale are all carpets and floor coverings, fireplace, cooker, fridge freezer and washing machine.

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