

90G Broughty Ferry Road, Dundee, DD4 6JS

Offers Over £75,000

Contact Solicitors for an appointment to view

01382 203000

Chamber Practice



Fantastic opportunity to purchase this well presented one bedroom top floor flat, ideally positioned within easy walking distance of Dundee City Centre, offering bright and spacious accommodation with attractive views towards the River Tay and Road Bridge.

The property is accessed via a well maintained communal close with security entry.

The subjects comprise a welcoming hallway with useful built-in storage facilities. The impressive lounge is particularly bright and spacious, featuring ornate cornicing, recessed display shelving and a focal fireplace, while the windows enjoy elevated views over the surrounding rooftops towards the River Tay and iconic Road Bridge.

A modern galley style kitchen is fitted with a range of contemporary units, integrated appliances and washing machine. The bathroom is fitted with a white three piece suite incorporating a bath with shower over. Completing the accommodation is a generous double bedroom.

Externally the property benefits from a shared drying green and communal car park to the rear. Further benefits include double glazing, electric heating and security entry.

Situated in a convenient location, the property is within walking distance of Dundee City Centre, providing easy access to a wide range of shops, restaurants, leisure facilities and transport links. An excellent opportunity for a first time buyer, professional or investor looking for a well located city property.

- **Ready to Live in Top Floor Flat**
- **Walking Distance of City Centre**
- **Lounge with River Views**
- **Kitchen with Integrated Appliances & White Goods**
- **Bathroom**
- **Double Bedroom**
- **Double Glazing**
- **Electric Heating**
- **Security Entry**
- **Shared Drying Green**
- **Car Park To Rear**
- **Absolute Move In Condition**
- **Ideal 1st Time Buy**



Chamber Practice

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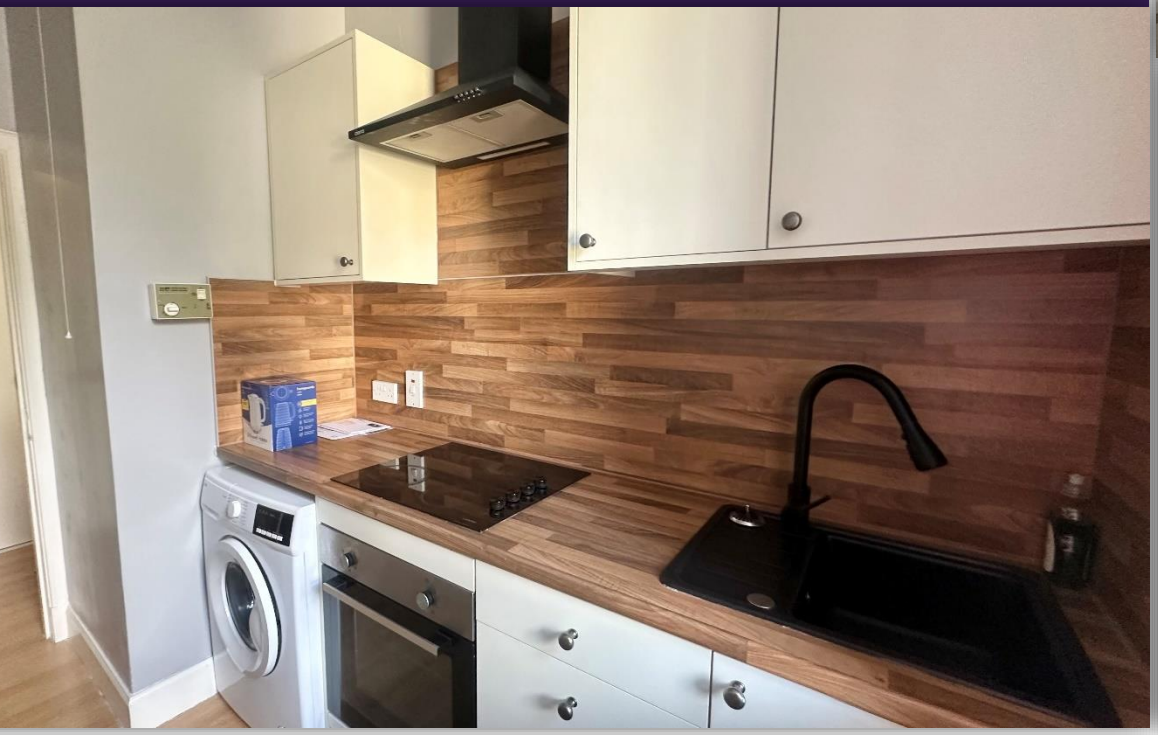
Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

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.







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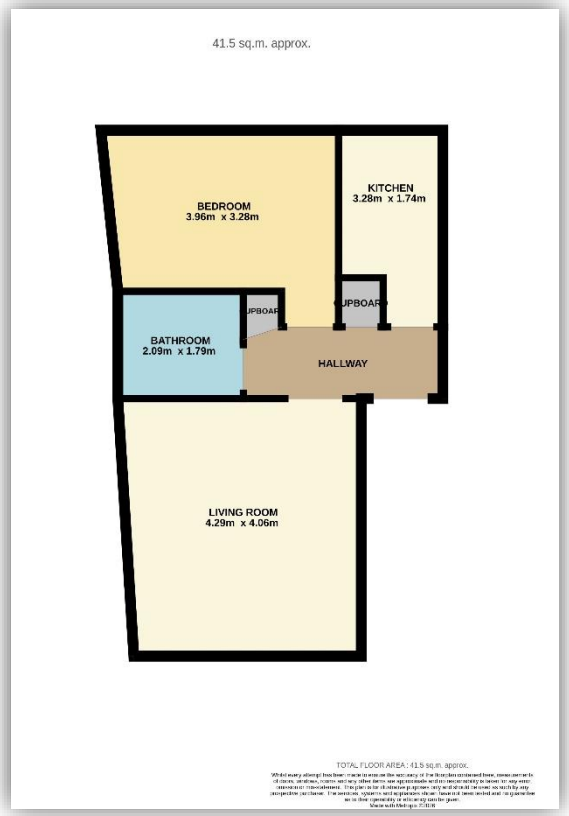



This property is being sold with the integrated appliances, white goods and items of furniture, as seen, included.