

21C Kenmore Terrace, Dundee, DD3 6EF

Offers Over £90,000

Contact Solicitors for an appointment to view

01382 203000

Chamber Practice



- **FIRST FLOOR FLAT**
- **POPULAR LOCATION**
- **NEARBY LOCAL AMENITIES AND EASY REACH OF CITY CENTRE**
- **SPACIOUS LOUNGE**
- **KITCHEN WITH WHITE GOODS**
- **2 DOUBLE BEDROOMS**
- **BATHROOM**
- **DOUBLE GLAZING**
- **GAS CENTRAL HEATING**
- **COMMUNAL DRYING GREEN**
- **ON-STREET PARKING**
- **EXCELLENT RENOVATION AND INVESTMENT OPPORTUNITY**

Offering an excellent opportunity for investors, developers or buyers seeking a renovation project this two bedroom first floor flat forms part of a small block of four properties and is conveniently situated within a popular residential area of Dundee.

The accommodation comprises an entrance hallway, spacious lounge, kitchen with white goods included, bathroom and two good sized double bedrooms. The property benefits from double glazing and gas central heating and is now in need of complete renovation and modernisation, allowing the successful purchaser the opportunity to refurbish and finish the property to their own specification.

Externally there is a well-maintained communal drying green to the rear with on-street parking available to the front.

An excellent opportunity to acquire a property with considerable potential, which may appeal particularly to investors and those looking for a refurbishment project.

Early viewing is recommended to appreciate the potential on offer.



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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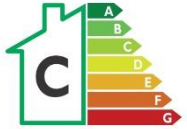
FIRST FLOOR
65.0 sq.m. approx.



TOTAL FLOOR AREA : 65.0 sq.m. approx.



The cooker, washing machine, tumble dryer and fridge freezer are included in the sale (no warranties given)

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