

G/L, 16 Myrekirk Terrace, Dundee, DD2 4SP

Offers Over £80,000

Contact Solicitors for an appointment to view

01382 203000

Chamber Practice



- **GROUND 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**
- **PRIVATE GARDEN**

An excellent opportunity to purchase this appealing two bedroom ground floor flat, ideally situated within a popular residential area of Dundee. Offering well-proportioned accommodation, a range of desirable features and excellent potential, this property would make an ideal purchase for first-time buyers, downsizers or buy-to-let investors.

The accommodation comprises a welcoming entrance hallway with useful storage cupboard, a spacious and bright lounge with sliding patio doors providing direct access to the private front garden, a fitted kitchen with white goods included, two generously proportioned double bedrooms offering ample wardrobe space, and a bathroom.

Further benefits include a newly installed boiler, double glazing, gas central heating and an integrated hob and oven.

Externally the property enjoys the added advantage of a private front garden together with a well-maintained communal drying green and a garden shed to the rear. On-street parking is also available to the front of the property.

Presented in more than adequate condition, the property offers comfortable accommodation with scope for a purchaser to add their own style and personal touch.

Early viewing is highly recommended to fully appreciate the accommodation, outdoor space and potential this attractive property has to 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.







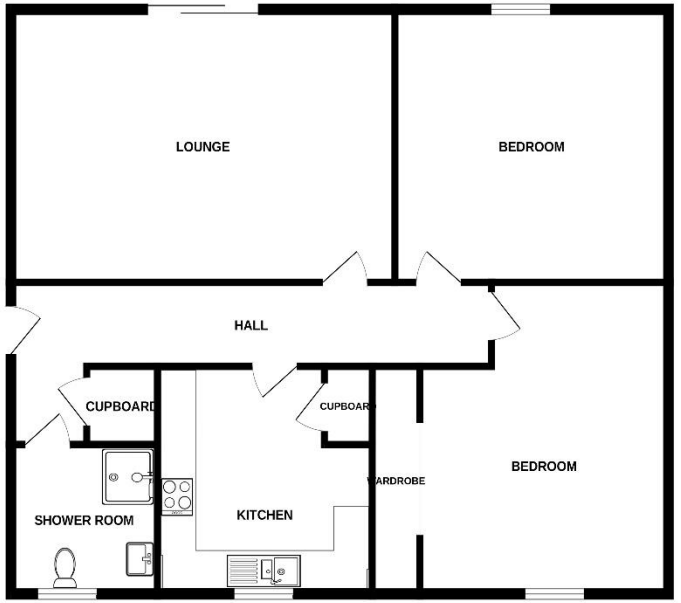
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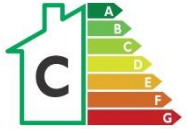




GROUND FLOOR



While 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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