

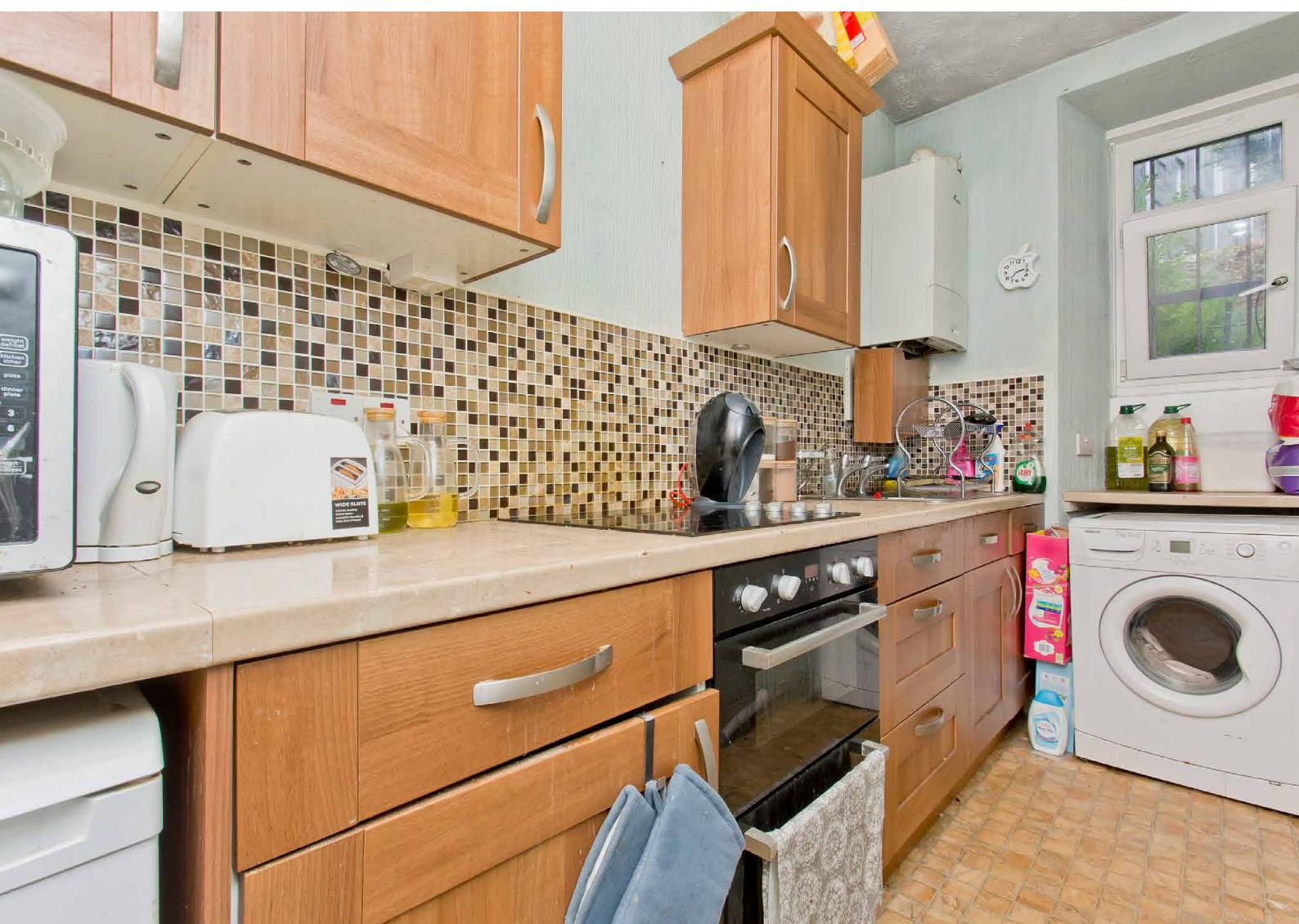


166 G/L LOCHEE ROAD

Dundee, DD2 2NH

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This traditional, one-bedroom, ground-floor flat in the city of Dundee is an ideal residence for professionals, couples, downsizers, and first-time buyers alike. The home has a central location, within easy reach of Dundee's universities and the heart of the city centre, and it offers bright and spacious accommodation, with well-presented interiors that are easy to style thanks to neutral décor.





Features

- Well-presented ground-floor flat
- Part of a traditional tenement
- Convenient setting in Dundee
- Near transport links & amenities
- Neutral interiors throughout
- Central hall to all accommodation
- Bright living room with storage
- Well-appointed kitchen
- Double bedroom with storage
- 3pc bathroom with overhead shower
- Communal garden & drying area
- Unrestricted on-street parking

Extras: integrated kitchen appliances, a fridge, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Dundee

Scotland's fourth largest and notably sunniest city, Dundee lies on the east coast, on the Firth of Tay estuary, and was recently voted by the Sunday Times as one of the top twelve places to live in Britain. A historic port and now a UNESCO City of Design, Dundee is brimming with culture; boasting a regenerated waterfront with two nautical museums (RRS Discovery, Captain Scott's Antarctic expedition ship, and the 19th-century warship, HM Frigate Unicorn) and the architectural triumph of the newly opened V & A Dundee, Scotland's first design museum. Further museums, arts centres and theatres can be found across the city, along with a vibrant array of bars and restaurants. A wildlife centre, cinemas and excellent sports and leisure facilities are also on offer. Largely walkable, Dundee provides a delightful and convenient shopping experience, hosting a wide selection of high-street retail outlets, shopping centres (one with a large public library) and supermarkets. The city provides education at all levels, with private and state institutions and one of the UK's leading universities. Major road and rail links connect Dundee to the rest of Scotland and further afield, whilst Dundee airport also offers flights to London City Airport.

EPC
RATING:

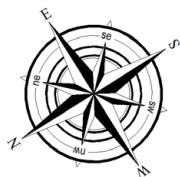
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COUNCIL
TAX BAND:

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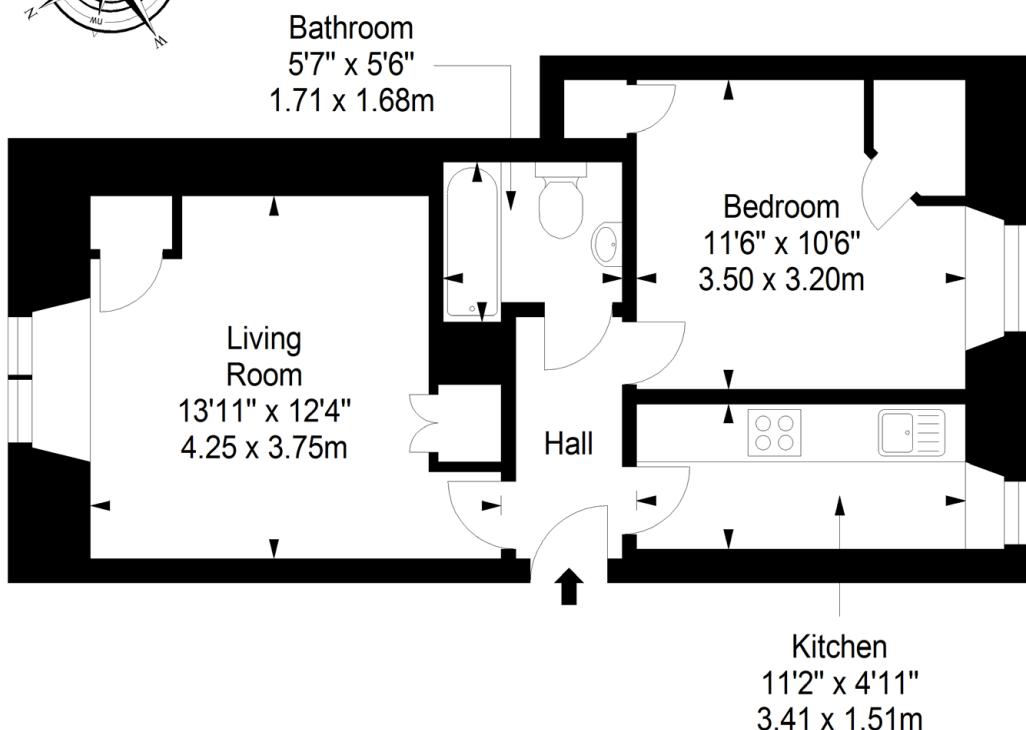
VIEWING

By appointment with Gilson Gray on 01382 201 000



Ground Floor

Approx. 39.9 sq. metres (429.5 sq. feet)



Total area: approx. 39.9 sq. metres (429.5 sq. feet)

