



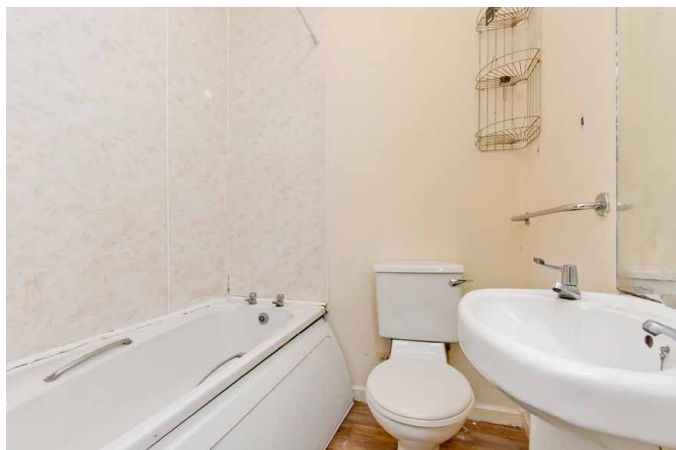
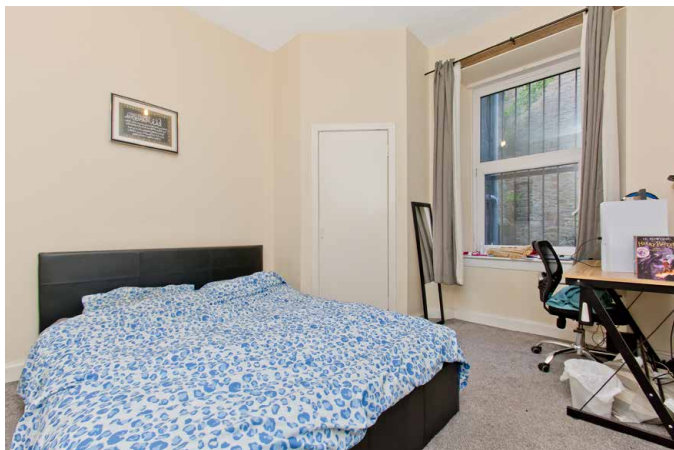
166 G/L LOCHEE ROAD

Dundee, DD2 2NH



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 walk-able, 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:

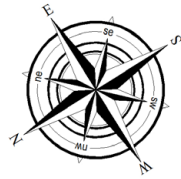


COUNCIL
TAX BAND:



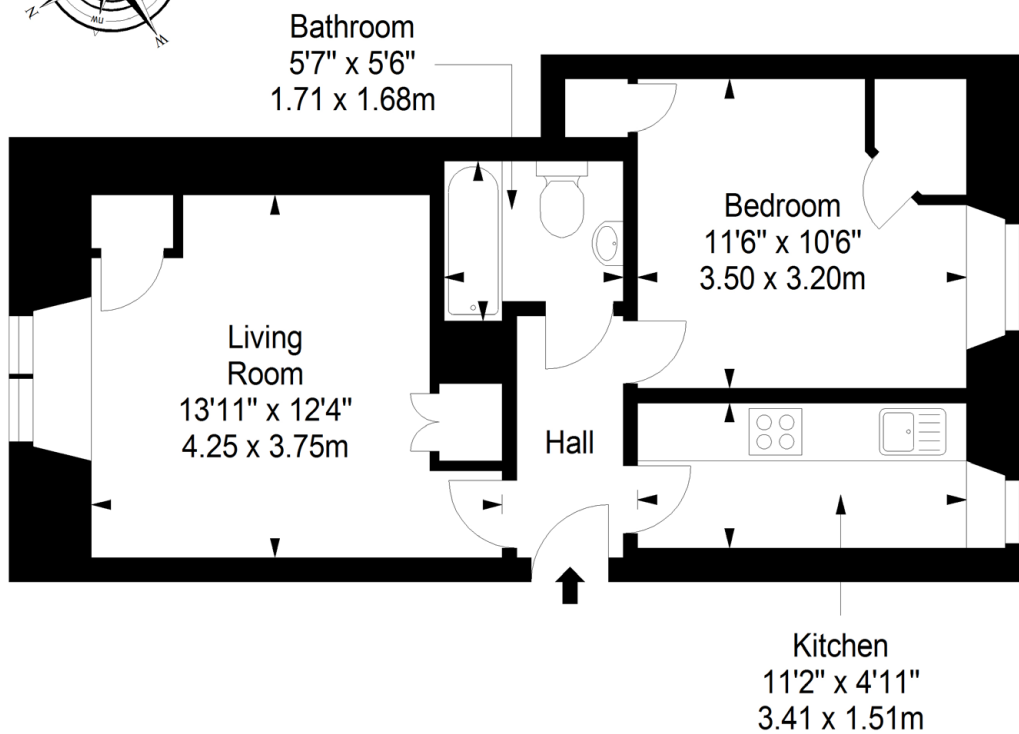
VIEWING

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)



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.