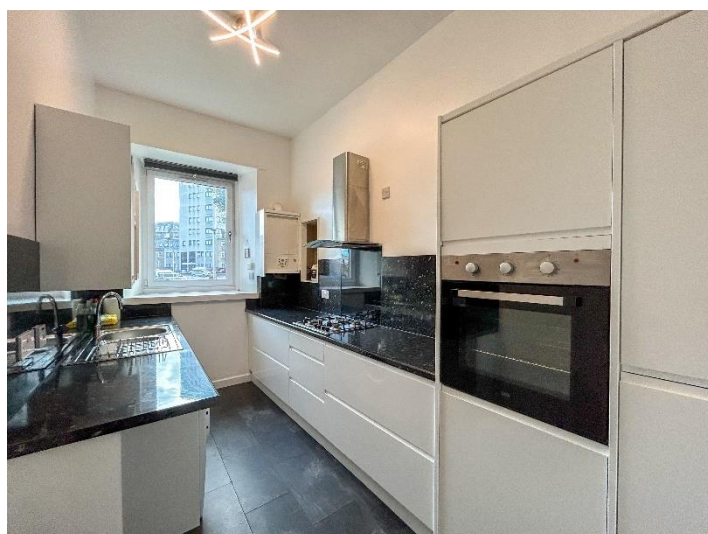




**FLAT 1A, 32 WEST PORT, DUNDEE, DD1 5ER
OFFERS OVER £129,000**



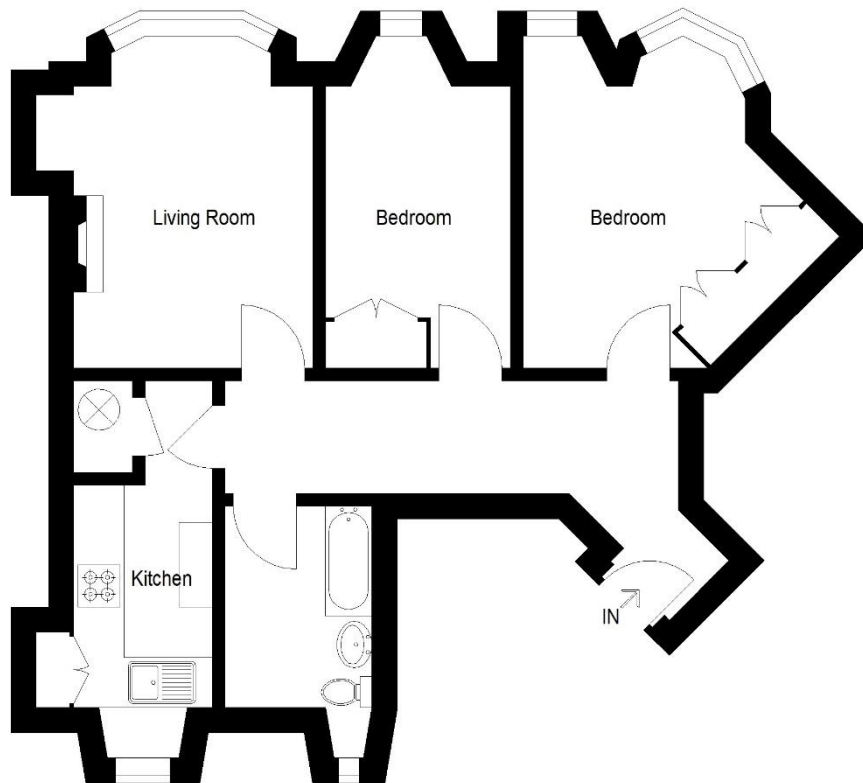
This two-bedroom first-floor flat is located in the popular West Port area of Dundee. The property is in an excellent central location and is a short walk from both Dundee University and the City Centre. There are many amenities close by including restaurants, pubs, shops, cafes, and superb transport links. The flat is well maintained and has high ceilings throughout.

The property has its own secure entry system and there is a communal drying green to the rear of the building. The flat enters into the hallway which provides access to the whole accommodation. The space also houses the secure entry phone and electricity meter. The spacious lounge is well decorated and floored in a modern plush grey carpet. The room features a large bay window which looks out towards West Port and the Hawkhill.

The modern kitchen has ample storage space provided by the fitted wall and base units. This corridor kitchen is fully fitted with integrated fridge, freezer, oven, gas hob and extractor fan. The bathroom is fitted with a 3-piece white suite consisting of a W.C. basin, bath with shower and vanity units with built-in storage and wall mirror. The room is floored in tiles and has partially tiled walls.

Both bedrooms are spacious enough for a double bed and some additional furniture. Each bedroom has built in wardrobes for storage and windows to the front of the building.

The property would suit both First Time Buyers as well and the Buy to Let market. Early viewing is encouraged to fully appreciate the property's potential and its excellent location.



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1022955 / Ref:86537)

