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40 Birchwood Place  
Dundee  
DD2 2AT

Offers over  
**£105,000**





This spacious two-bedroom ground floor flat, with its own private front door, enjoys a prime position in Dundee's sought-after West End.

The well-proportioned accommodation comprises a bright and spacious lounge featuring an attractive bay window, a fitted kitchen, two generous double bedrooms—one benefiting from a useful walk-in cupboard—and a well-appointed bathroom.

Further benefits include double glazing and gas central heating throughout.

Externally, the property enjoys access to a shared rear garden with a drying area, as well as ample on-street parking.

Ideally situated within the city, the property offers excellent transport links to Ninewells Hospital and Dundee City Centre. The University of Dundee, local schools, shops, cafés, and parks are all within easy walking distance, making this an excellent opportunity for first-time buyers, professionals, downsizers, and buy-to-let investors alike.

Early viewing is highly recommended to fully appreciate this property.

**Lounge** 5.06m x 4.20m (16'7" x 13'9")

**Kitchen** 3.60m x 2.62m (11'10" x 8'7")

**Bedroom One** 3.61m x 2.94m (11'10" x 9'8")

**Bedroom Two** 3.96m x 3.03m (12'12" x 9'11")

**Bathroom** 2.59m x 1.48m (8'6" x 4'10")



■ 2 Bedrooms

■ Lounge

■ Kitchen

■ Bathroom

■ GCH & DG

■ Close To Schools

■ Ground Floor Flat

■ Close To Public Transport

■ Council Tax Band B

■ EPC D

2x  1x  1x 







Directions:What3words ///first.lazy.veal

Viewing Arrangements:

Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment. Alternatively, the Perthshire Solicitors Property Centre will be happy to arrange your viewing, Please telephone 01738 635301



**IMPORTANT NOTE**

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

**CONTACT DETAILS**

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