

94 Dens Road, 3/R, Dundee DD3 7HX

Fixed Price £44,750



Excellent investment opportunity. Traditional top floor flat being part of a block of similar homes set in a popular location just on the outskirts of Dundee town centre and therefore within close reach of all amenities including the town centre and Universities. Further shopping facilities can be found nearby at Hilltown and there is a regular bus service available.

The property has a well lit lounge, one bedroom, one further small room and a well fitted bathroom, benefits from extremely well proportioned accommodation throughout and has Double Glazing. May be potential for conversion to provide two bedroom accommodation.

Hallway, Lounge, Kitchen, Bedroom, Study/Boxroom, Bathroom: EPC Rating F

**Martin & Co Dundee**

10 Whitehall Crescent

Dundee • DD1 4AU

T: 01382 313580

E: [dundee@martinco.com](mailto:dundee@martinco.com)

[dundee.martinco.com](http://dundee.martinco.com)

**Registered Office:**

Bradley Khan Associates Limited

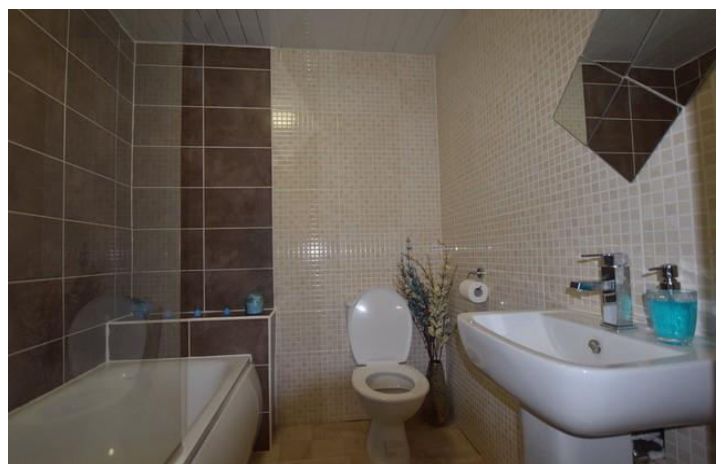
t/a Martin & Co Dundee

10 Whitehall Crescent • Dundee

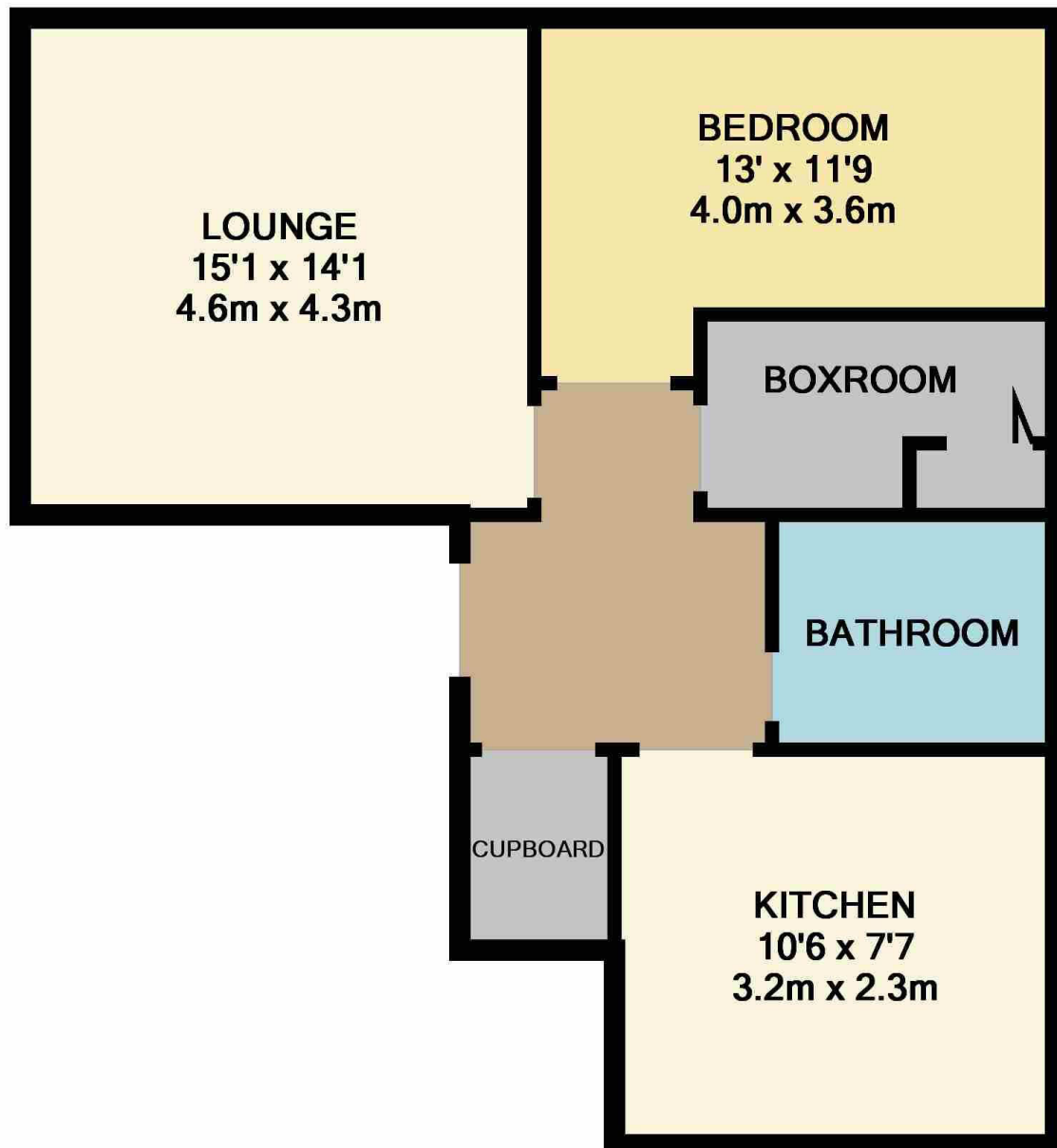
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Registered in Scotland No: SC592501

VAT No: 302 763 525



The particulars of this property schedule are prepared in good faith as a guide only and do not form any part of a contract. Purchasers should satisfy themselves regarding any warranties or conditions prior to making any offer.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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