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Let's get a move on!



Ground Right, 91 Arbroath Road

| Dundee | DD4 6HJ



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Offers Over £89,000

This is an excellent opportunity to purchase a spacious ground floor apartment in a central location. The subject property is adjacent to Baxter Park and is within walking distance of the city centre, universities and there is an adjacent bus route which connects to all parts of the city.

The property enjoys well sized accommodation across one level which comprises: four double bedrooms, fully fitted kitchen, bright lounge, w/c and bathroom suite. Attributes includes double glazing and gas fired central heating. Practical external benefits include more than ample on street parking and a communal shared garden to the rear of the property.

This ideal buy-to-let investment has previously offered a 6% - 7% return on investment and early viewing of this property is highly recommend. EPC C.



- Ground Floor Apartment

- 4 Bedrooms

- Lounge

- Kitchen

- Bathroom

- GCH, DG EPC C

- Shared Garden

- Ideal City Centre & Universities

- Adjacent to Baxter Park

- Previously offered 6%- 7% Return on Investment





Ground Floor

Illustration For Identification Purposes Only. Not To Scale (ID:152257 / Ref:47519)

Lounge	11'06 x 11'05	3.51m x 3.48m
Kitchen	14'07 x 7'10	4.45m x 2.39m
Bathroom	6'02 x 6'08	1.88m x 2.03m
W/C	2'10 X 6'04	0.86m X 1.93m
Bedroom	6'01 x 19'01	1.85m x 5.82m
Bedroom	6'03 x 14'10	1.91m x 4.52m
Bedroom	11'07 x 6'02	3.53m x 1.88m
Bedroom	9'00 x 10'10	2.74m x 3.30m

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