

7 ST. MATTHEWS LANE, DUNDEE, DD4 6BH
OFFERS OVER £90,000



MONARCH
LEGAL



Discover this charming 3-bedroom duplex apartment, ideally situated on the desirable St. Matthews Lane, just northeast of Dundee city centre. This delightful home offers a spacious and inviting open-plan kitchen, living, and dining area. The heart of this space is a cozy fireplace, perfect for family gatherings and entertaining guests. The layout is designed to maximize comfort and functionality, providing an excellent flow between the kitchen, dining, and living areas.

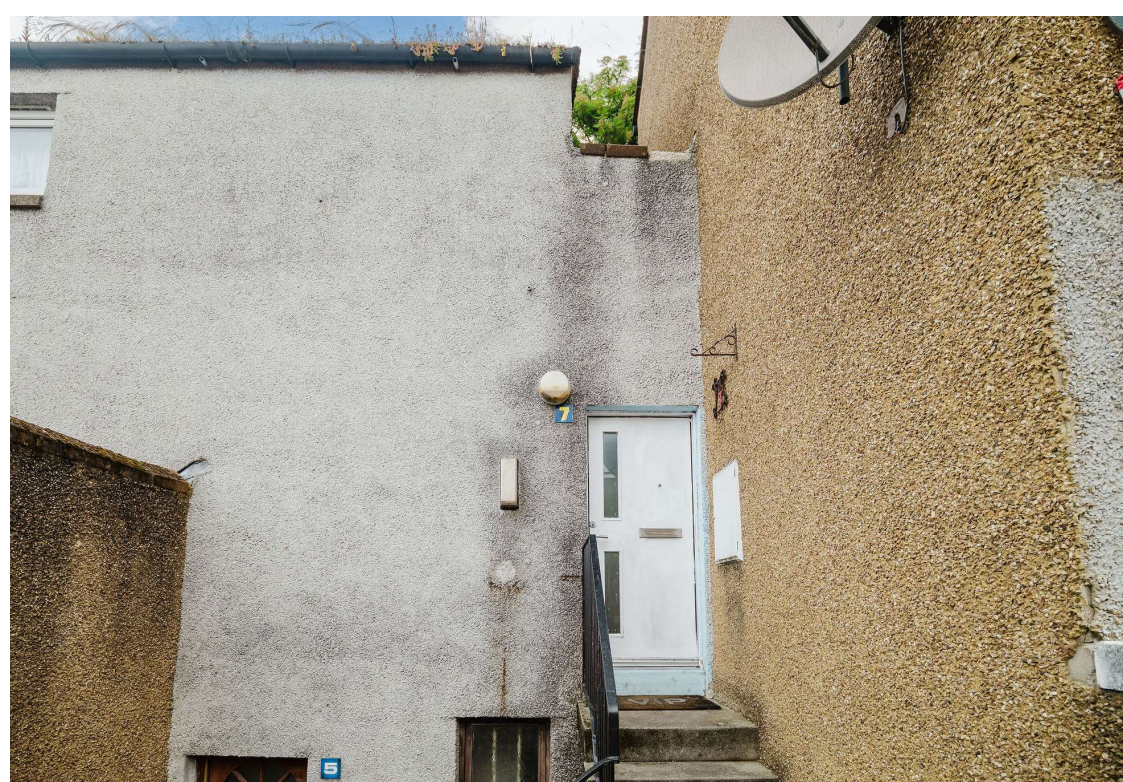
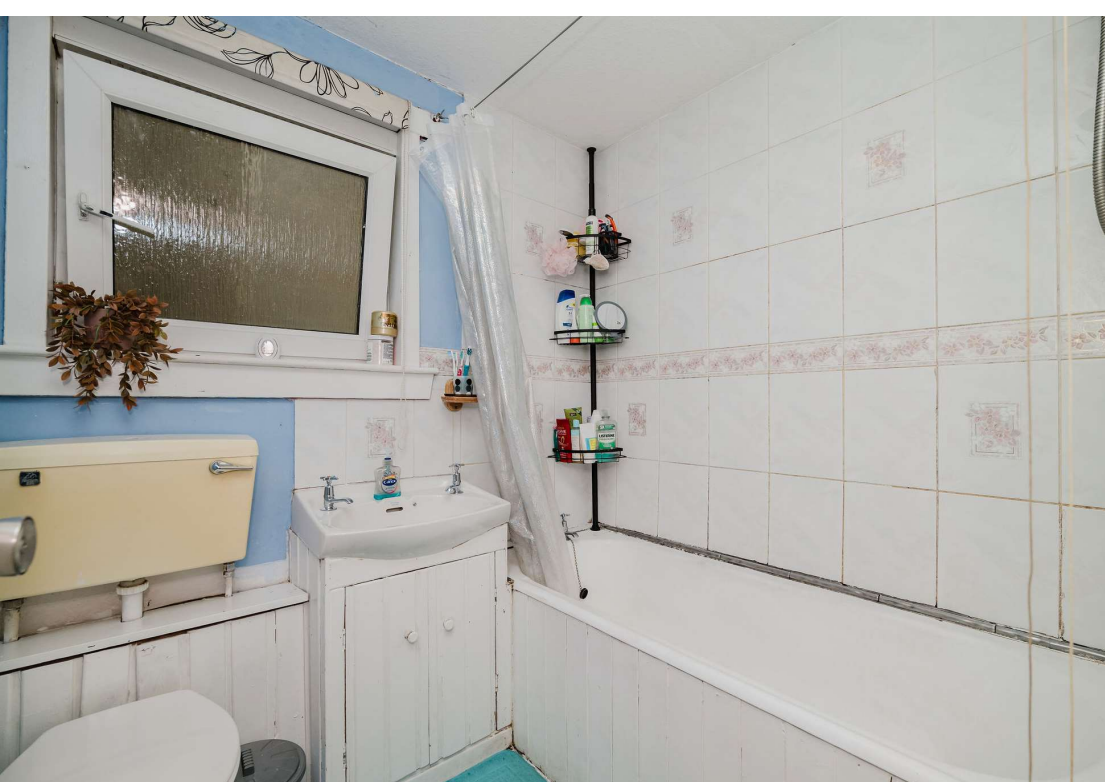




The apartment boasts a well-appointed family bathroom, designed with convenience and style in mind. Each of the three bedrooms offers generous space, providing ample room for relaxation and personalization.

Additionally, the property features an abundance of built-in storage solutions, ensuring that every item has its place and helping to maintain a clutter-free living environment.

While the property shows signs of wear and would benefit from some refurbishment, it presents a fantastic opportunity for those looking to inject their personal touch and create their dream home. The tired condition is a blank canvas waiting for your creativity and vision to transform it into a modern and comfortable living space





Situated in a prime location, St. Matthews Lane offers the perfect balance of tranquility and accessibility. Enjoy the benefits of being close to the vibrant city centre of Dundee, with its array of shops, restaurants, cultural attractions, and excellent transport links. Whether you are a first-time buyer, a growing family, or looking for an investment opportunity, this duplex apartment provides immense potential in a highly sought-after area.

Embrace the opportunity to transform this charming property into a stylish and comfortable haven, perfectly tailored to your tastes and lifestyle. Make this ideally located duplex your own and enjoy the convenience and charm that St. Matthews Lane has to offer.

Get in touch



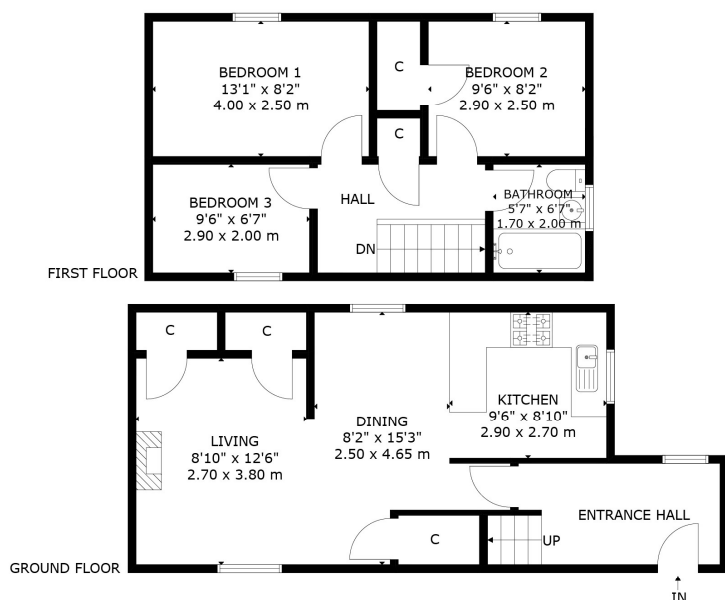
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7 ST. MATTHEWS LANE, DUNDEE, DD4 6BH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 877 SQ FT / 81 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.