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37 G/L HIGH STREET, LOCHEE, DD2 3AP
OFFERS OVER £70,000



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The home you've been waiting for

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DUNDEE

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£70,000

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MANY THANKS FOR YOUR INTEREST IN THE PROPERTY

Westholme Estate Agents dedicate themselves to being available when you are, offering an exceptional, personal service 7 days a week until 7pm.

We are Dundee's most exclusive estate agency, operating from our City Quay office and delivering outstanding results for our clients across Dundee, Broughty Ferry, Monfith, Tayport, Invergowrie, Carnoustie, Arbroath & Friockheim, Forfar. Our team brings over 23 years of combined experience to every

property we handle. Not only are we Dundee's number one choice for premium property, but we are also local. One of the reasons we know these markets so well is because we live here. So let us guide you through the selling and buying process with confidence and care.

If you're a first-time buyer, our experienced consultants can advise and support you through every step of the process, making it as straightforward and stress-free as possible.

If you have a property to sell, contact us to arrange a valuation. We are renowned for achieving the best possible price for our clients and getting them moving quickly. Put us to the test and book your free valuation today — call 01382 916280. If you would like to be kept informed of other outstanding properties like this one, please register on our VIP Buyers' List, where we will contact you as soon as new listings and exclusive open days become available.

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PROPERTY DETAILS

1 BEDROOM APARTMENT

37 High Street, Lochee is a one bedroom ground floor flat within an attractive older listed building, combining some of the character you would expect from a more established property with a layout that works really well for day to day living.

One of the first things that stands out is the size of the main living and dining area. There is plenty of room to create two distinct areas without either feeling squeezed, making it a much more usable room than you might expect from a one bedroom flat. Good natural light also helps give the room an open, welcoming feel throughout the day.

The bedroom is well proportioned, while the rest of the accommodation has been carefully maintained and feels straightforward and comfortable rather than overdone.



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The location is another big part of the appeal. Lochee High Street puts shops, everyday services and regular transport links close by, while Dundee city centre, Ninewells Hospital and the wider road network are all within easy reach.

It is the kind of property that could suit a wide range of buyers, whether that is someone purchasing their first home, looking for an easier ground floor option, or wanting a well located property with strong rental potential.

For a one bedroom flat, there is a real sense of room here, and the combination of character, natural light, practical living space and strong transport links gives 37 High Street plenty to offer.





PROPERTY FEATURES

- High ceilings adding to the sense of scale
- Spacious living & dining room with excellent natural light
- One well proportioned double bedroom
- Ground floor position for easier everyday access
- Set within an attractive listed building
- Well maintained throughout
- Generous room sizes for a one bedroom flat
- Excellent public transport links across Dundee
- Convenient for Ninewells Hospital and the city centre
- Gas Central Heating

ROOM SIZES

LIVING ROOM

17'5" x 12'5" (5.31m x 3.79m)

KITCHEN

11'2" x 9'2" (3.41m x 2.80m)

PRIMARY BEDROOM

14'0" x 12'8" (4.28m x 3.86m)

BATHROOM

5'2" x 8'9" (1.58m x 2.66m)

All sizes are approximate

FLOOR PLANS

37 G/L High Street, Lochee, DD2 3AP



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Floor plan is for illustrative purposes only, measurements are approximate and not to scale.



The background of the entire page is a dense, artistic illustration of various tropical leaves. The leaves are rendered in shades of dark teal, forest green, and deep navy blue, with some areas highlighted in a golden-yellow color to create a sense of depth and texture. The leaves vary in shape, including large heart-shaped leaves, deeply lobed monstera-style leaves, and feathery fronds.

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The difference is in the detail



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