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37 HIGH STREET, LOCHEE, DD2 3AP

OFFERS OVER £85,000

The home you've been waiting for

37 HIGH STREET

LOCHEE, DUNDEE

OFFERS OVER

£85,000

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MANY THANKS FOR YOUR INTEREST IN 37 HIGH STREET, LOCHEE

Westholme Estate Agents dedicate themselves to being available when you are, offering an exceptional, personal service 7 days a week until 9pm.

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, Monfieth, 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

2 BEDROOM FIRST FLOOR FLAT

A well presented two bedroom first floor flat situated on High Street in the heart of Lochee, Dundee. The property is offered in great condition throughout and has been carefully maintained, providing bright, comfortable accommodation suited to a range of buyers, including first time buyers, downsizers and buy to let investors.

The flat offers a practical layout with good room proportions and a clean, fresh finish throughout. Externally, the property benefits from access to a maintained communal garden, creating a pleasant outdoor space for residents.

High Street sits within the centre of Lochee, a convenient and established area of Dundee with local shops, services, schools and public transport links nearby. Dundee city centre, Ninewells Hospital, the Kingsway and wider commuter routes are also easily accessible.

This is an excellent opportunity to purchase a move in ready home in a popular and connected part of Dundee.







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PROPERTY FEATURES

- Two bedroom first floor flat
- Presented in great condition throughout
- Bright and practical accommodation
- Well proportioned rooms
- Access to well maintained communal garden
- Ideal first-time purchase
- Excellent buy-to-let opportunity
- Easy access to Dundee city centre, Ninewells Hospital and the Kingsway
- Gas central heating
- Central Lochee location close to amenities

ROOM SIZES

LIVING ROOM

14' 2" x 11' 10" (4.329m x 3.607m)

KITCHEN

10' 10" x 11' 4" (3.323m x 3.477m)

PRIMARY BEDROOM

11' 11" x 9' 9" (3.644m x 2.976m)

BEDROOM/STUDY

10' 9" x 6' 7" (3.291m x 2.025m)

BATHROOM

9' 3" x 6' 4" (2.836m x 1.931m)

All sizes are approximate

FLOOR PLANS

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



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

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The difference is in the detail



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