



**HARMONY HOMES**  
ESTATE AGENCY



2A Elm Street, Dundee, DD2 2AY

Offers over £175,000





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# 2A Elm Street

Dundee, DD2 2AY

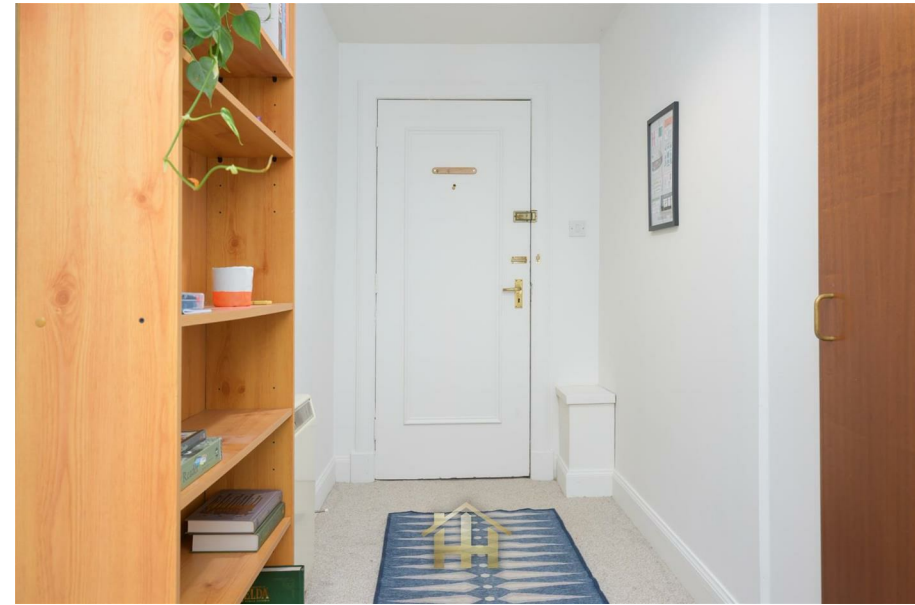
Welcome to this charming two-bedroom ground floor flat located on Elm Street in the vibrant city of Dundee. This delightful property, built in 1998, has been newly decorated and features fresh carpets throughout, making it a perfect choice for those seeking a modern and inviting home.

Spanning an impressive 732 square feet, the flat boasts a spacious and bright sitting-dining kitchen area, enhanced by patio doors that open directly into your own private garden. This outdoor space is ideal for enjoying a morning coffee or hosting friends during the warmer months. The kitchen is generously sized, offering ample cupboard space and comes complete with essential white goods, ensuring convenience for everyday living.

Both bedrooms are large and bright, featuring fitted wardrobes that provide excellent storage solutions. The well-designed Jack and Jill bathroom includes both a separate bath and shower, catering to your relaxation and practicality needs.

This property offers the advantage of single-level living, making it accessible and easy to navigate. Electric heating ensures a warm and comfortable environment throughout the year. Additionally, an allocated parking space adds to the convenience of urban living.

Situated within walking distance to the city centre, this flat is ideally located for professionals working at NineWells Hospital or students attending Dundee University. With its blend of modern amenities and prime location, this property presents an excellent opportunity for those looking to settle in a thriving community. Don't miss the chance to make this lovely flat your new home.





Directions

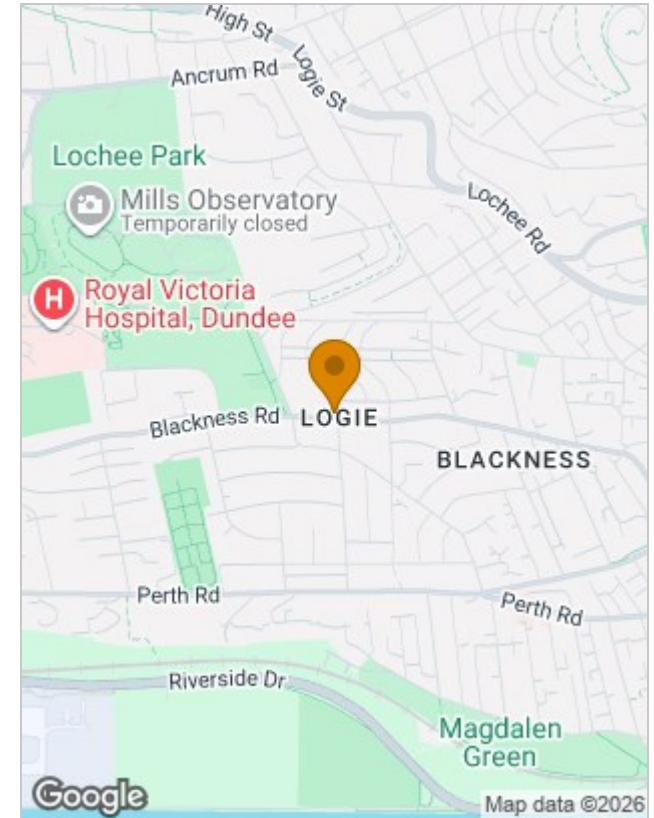




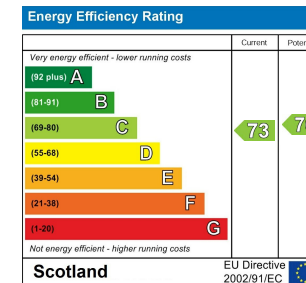
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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