



A superb opportunity to acquire a small portfolio of five, one bedroom apartments

City location with high rental demand and excellent gross yield

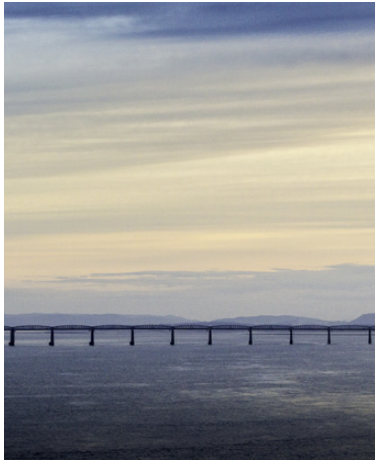


Dundee

A tried and tested market for rental investment, Dundee is situated on the north bank of the Firth of Tay, and bounded by the Sidlaw Hills. Modern Dundee is known as the 'City of Discovery' - a vibrant city with a rich history.

Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the

amenities and attractions you would expect from Scotland's fourth largest city. Dundee has two world-class universities, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all the family. The technology Park, Renowned teaching hospital and two Universities make it attractive and desirable for a captive rental market.



BAXTER PARK, DUNDEE SKYLINE, MAGDALEN GREEN, TAY RAIL BRIDGE, BROUGHTY FERRY BEACH, COXS STACK, DESPERATE DAN-CITY SQUARE, MCMAHUS GALLERIES

29 Clifden Blue Court

One bedroom apartment in popular Dundee city suburb location

AVAILABLE FOR SALE SEPARATELY OR AS PART OF A SMALL PORTFOLIO OF FIVE ONE BED APARTMENTS, WITHIN THE CITY OF DUNDEE LOCATION WITH HIGH RENTAL DEMAND

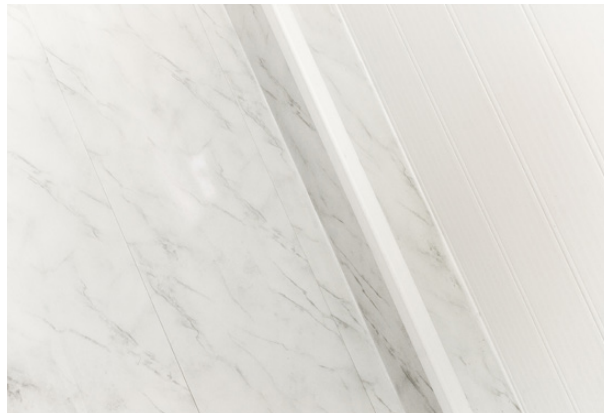
On offer is a stylish property in city suburbs. Ideal first time home or investment property and offered to the market either on its own merit or as part of a small portfolio of five similar sized properties.

Accommodation comprises; generous size lounge, nicely fitted kitchen, bathroom and double bedroom, all modern and presented in a

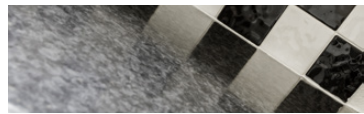
walk-in condition.

Superb opportunity in well-maintained block with factor maintained gardens and drying greens.

All local amenities are within short distance and within good bus route to city centre.



1 Speckled Wood Court



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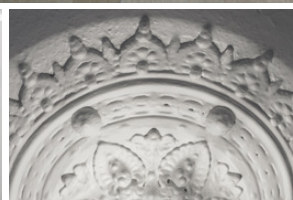
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10 Lulworth Court



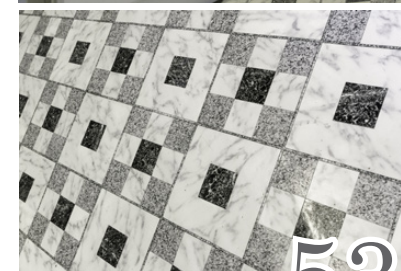
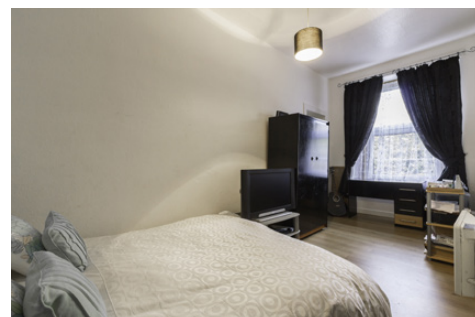
39/6 Lyon Street



One bedroom apartment in city centre location

Stylish period property in city centre tenement building. Ideal first time home or investment property and offered to the market either on its own merit or as part of a small portfolio of five similar sized properties.

Accommodation comprises; lounge with period features, kitchen, bathroom and double bedroom, all modern and presented in a walk in condition. Superb opportunity.



53 Lulworth Court

One bedroom apartment in popular Dundee city suburb location

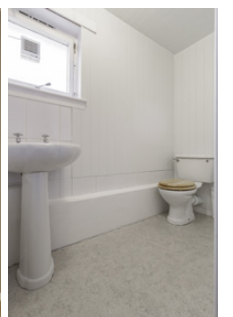
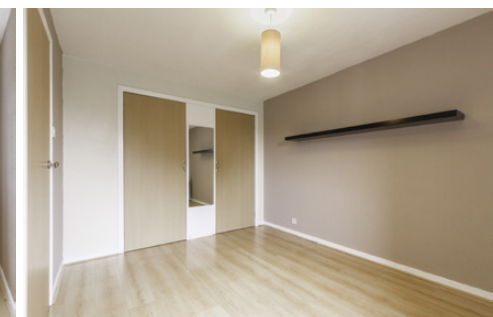
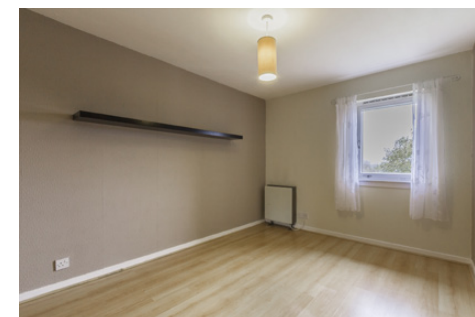
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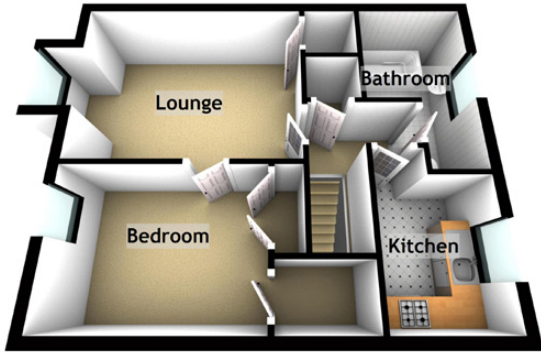
Accommodation comprises; generous size lounge, nicely fitted kitchen, bathroom and double bedroom, all modern and presented in a

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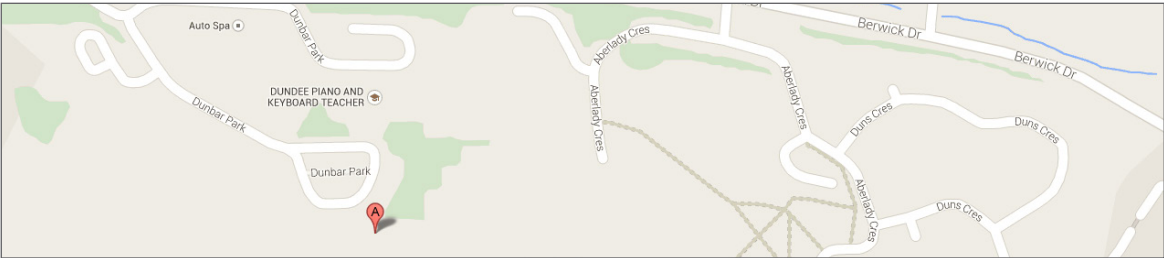
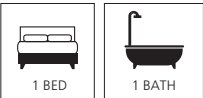
Specifications

29 Clifden Blue Court

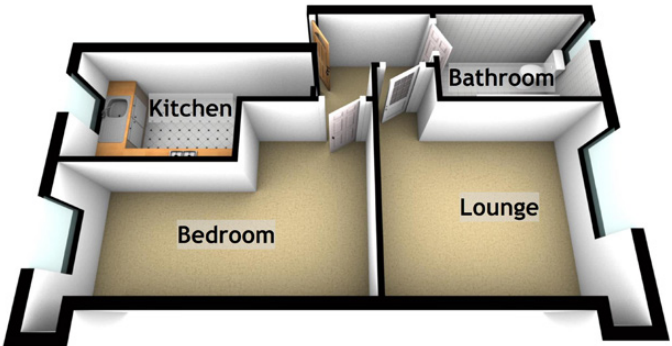


Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.20m (10'6")
Kitchen	3.00m (9'10") x 2.00m (6'7")
Bedroom	3.60m (11'10") x 2.70m (8'10")
Bathroom	2.90m (9'6") x 1.90m (6'3")



39/6 Lyon Street

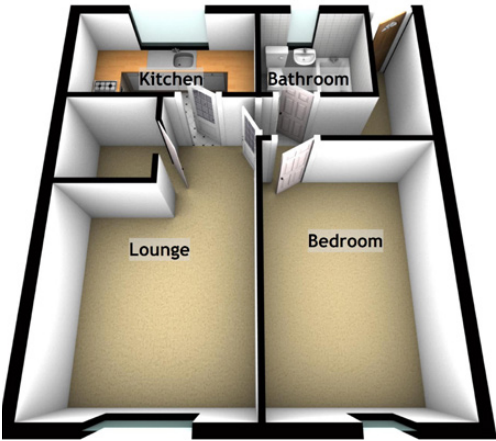


Approximate Dimensions
(Taken from the widest point)

Lounge	3.80m (12'6") x 3.23m (10'7")
Kitchen	2.90m (9'6") x 1.60m (5'3")
Bedroom	5.10m (16'9") x 2.10m (6'11")
Bathroom	2.70m (8'10") x 1.70m (5'7")

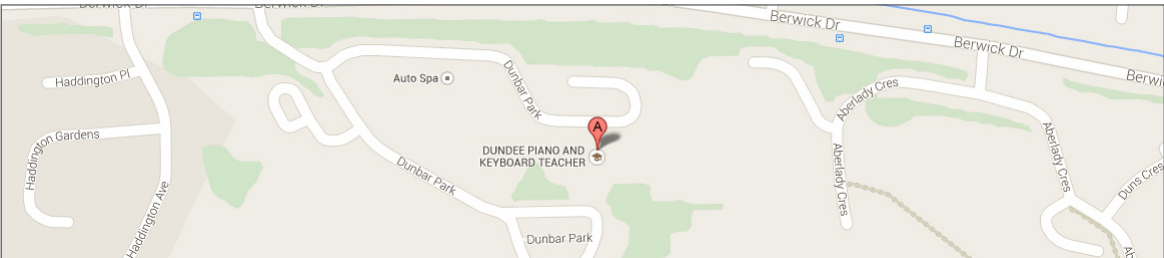
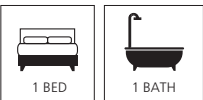


1 Speckled Wood Court

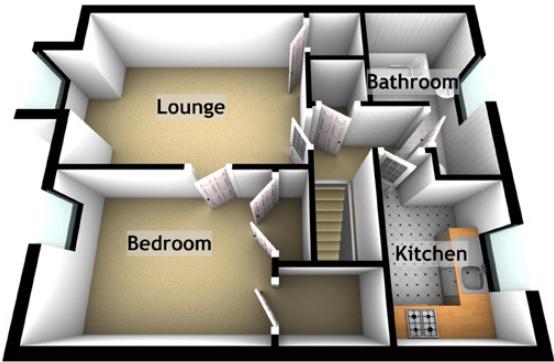


Approximate Dimensions
(Taken from the widest point)

Lounge	4.10m (13'5") x 3.20m (10'6")
Kitchen	3.20m (10'6") x 1.70m (5'7")
Bedroom	4.20m (13'9") x 2.80m (9'2")
Bathroom	1.90m (6'3") x 1.70m (5'7")

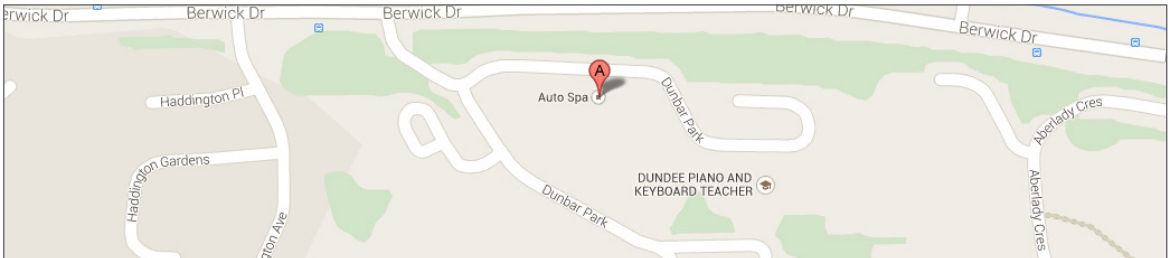
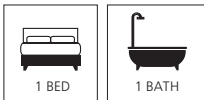


10 & 53 Lulworth Court



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Text and description
JAYNE SMITH
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer