



**HARMONY HOMES**  
ESTATE AGENCY



7 Arklay Street, Dundee, DD3 7PG

Asking price £58,000





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# 7 Arklay Street

Dundee, DD3 7PG

Harmony Homes welcomes this fantastic opportunity to own a delightful one-bedroom apartment that offers contemporary living at its best. Ideally located in the heart of Dundee, this property boasts the added benefit of community gardens. Whether you are a homeowner or an investor, this property is sure to appeal to you.

This very well-presented property is located on the third floor and benefits from a secure entry system.

This property offers comfortable and spacious living, featuring a bright lounge, a generously sized kitchen, a bathroom, and a double bedroom with wardrobe space. You'll find ample cupboard space throughout the property, along with large windows in every room that allow natural light to flood the property, creating a warm and inviting atmosphere.

Viewing is essential to appreciate the generous size this property has to offer.



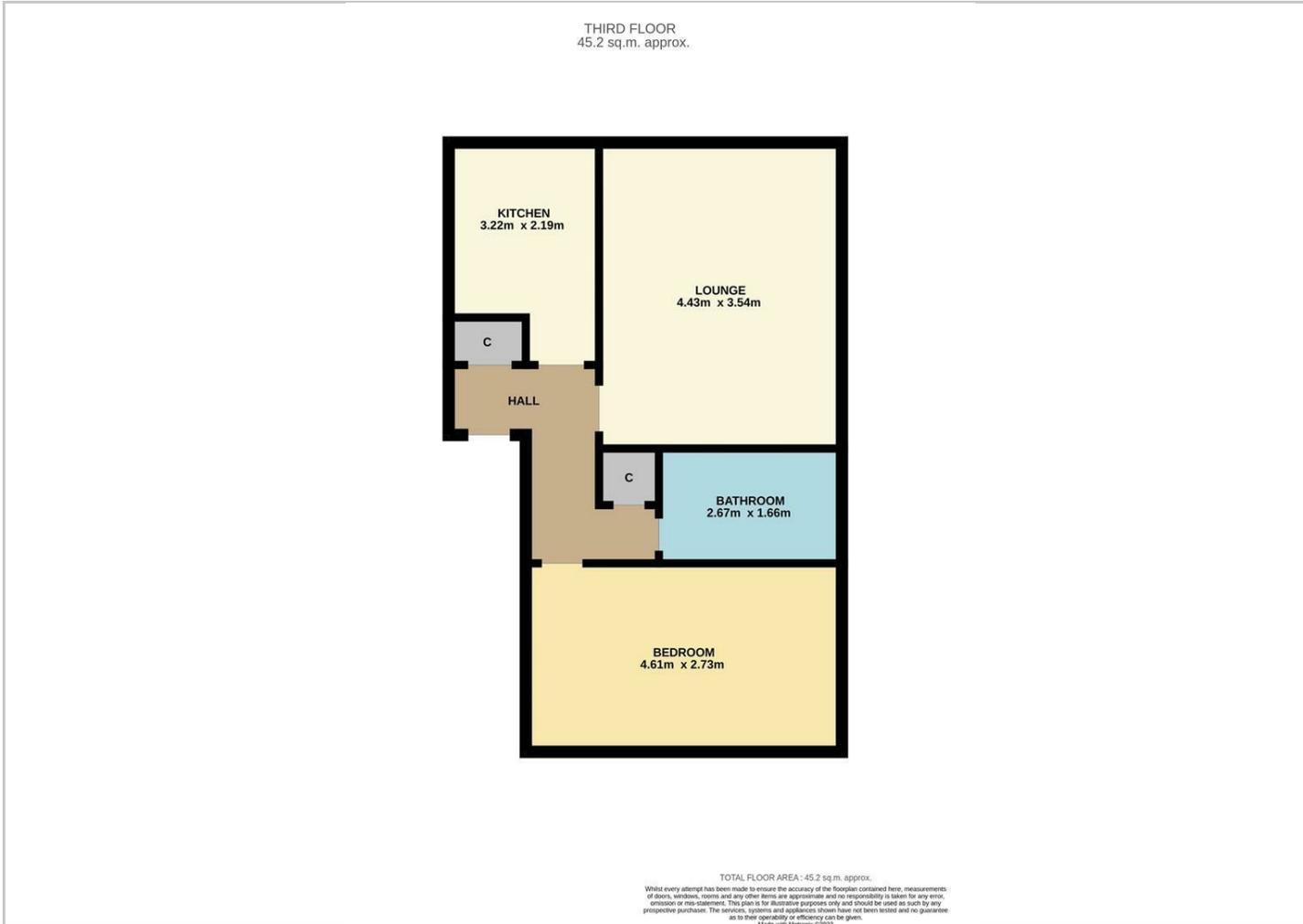


Directions





## Floor Plans



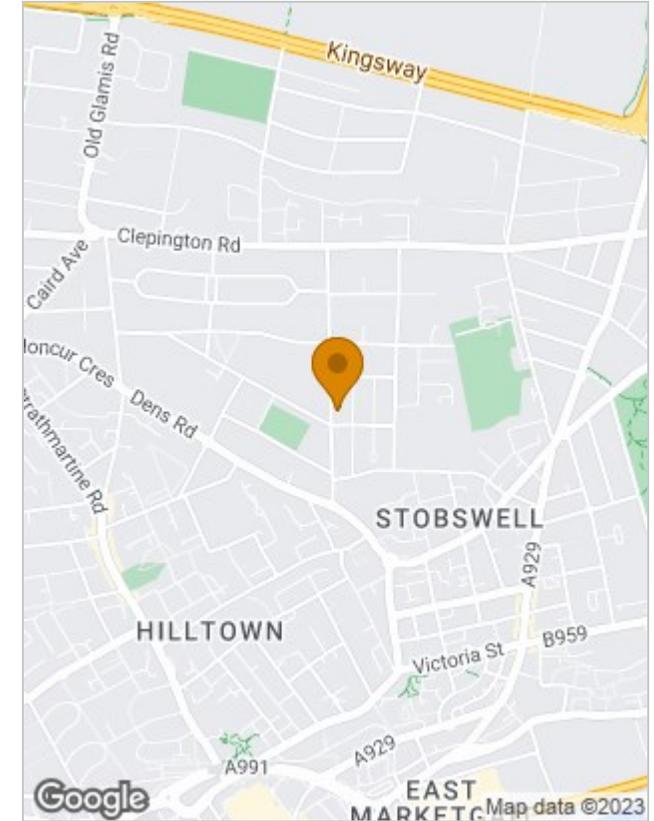
## Viewing

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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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>	EU Directive 2002/91/EC		