



**HARMONY HOMES**  
ESTATE AGENCY



57 Cleghorn Street, Dundee, DD2 2PF  
£60,000





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# 57 Cleghorn Street

Dundee, DD2 2PF

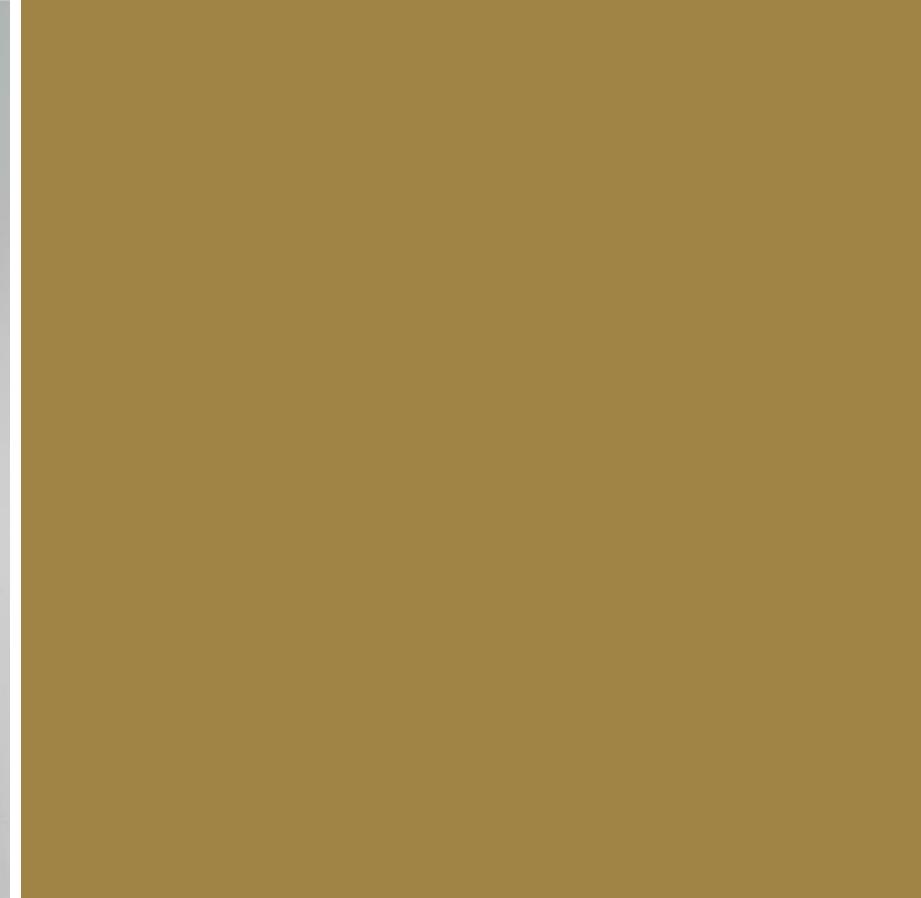
Nestled on Cleghorn Street in the vibrant city of Dundee, this charming first-floor flat offers a delightful living space perfect for first-time buyers or as an excellent buy-to-let investment. Spanning an impressive 678 square feet, the property features one well-proportioned bedroom, a comfortable reception room, and a modern bathroom, all designed to maximise space and light.

Built in 1900, this flat is situated within a well-maintained block that boasts a secure entrance, ensuring peace of mind for residents. The property benefits from gas central heating and double glazing throughout, providing warmth and energy efficiency, making it a cosy retreat in all seasons.

Location is key, and this flat does not disappoint. It is conveniently located just a short walk from Dundee City Centre, allowing easy access to a plethora of shops, restaurants, and cultural attractions. For those who prefer public transport, the property is situated on a main bus route, offering excellent connectivity to and from the city centre.

This flat presents a wonderful opportunity for anyone looking to invest in a property that combines comfort, convenience, and potential. Whether you are a first-time buyer eager to step onto the property ladder or an investor seeking a promising rental opportunity, this flat on Cleghorn Street is certainly worth considering.



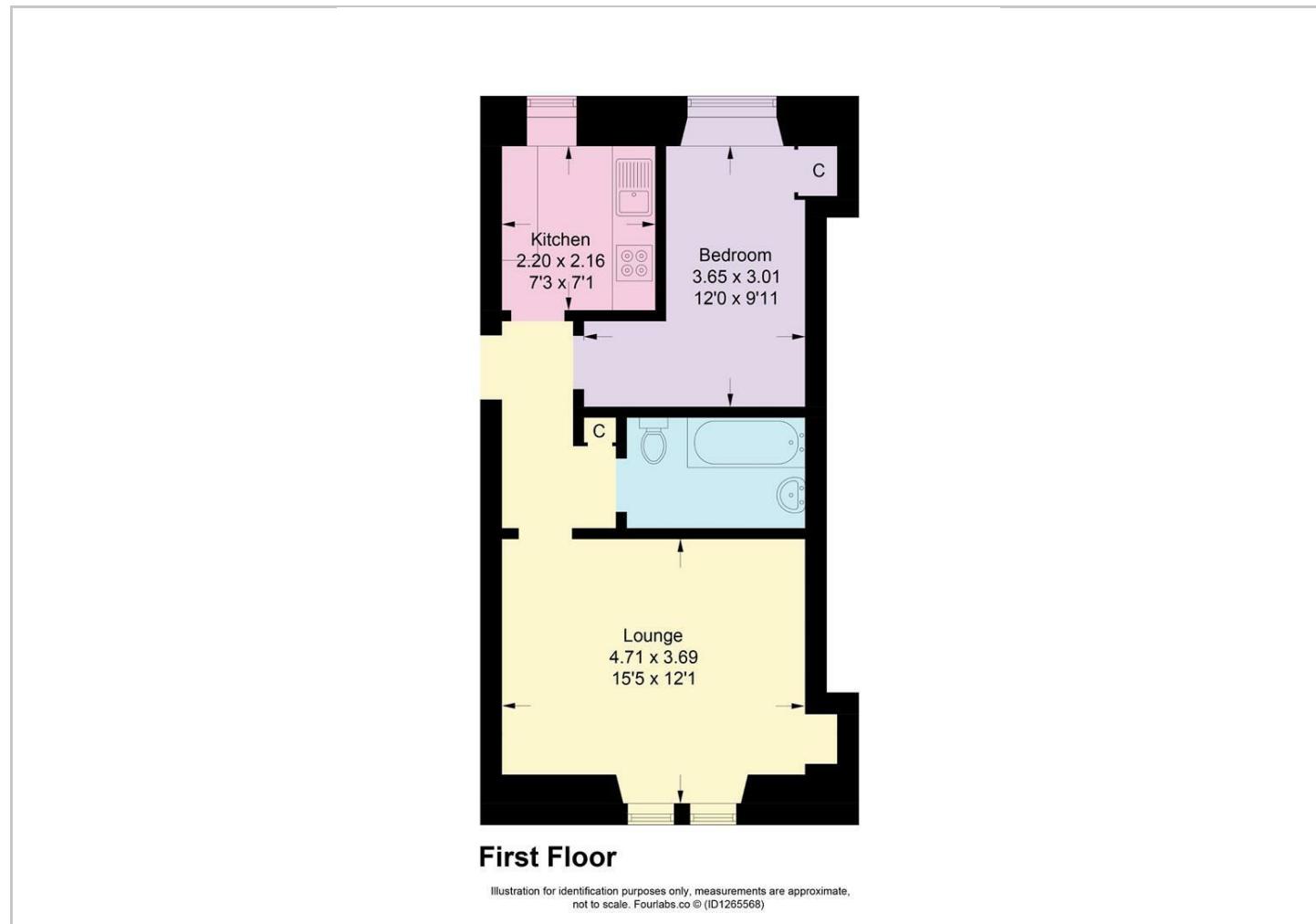


## Directions

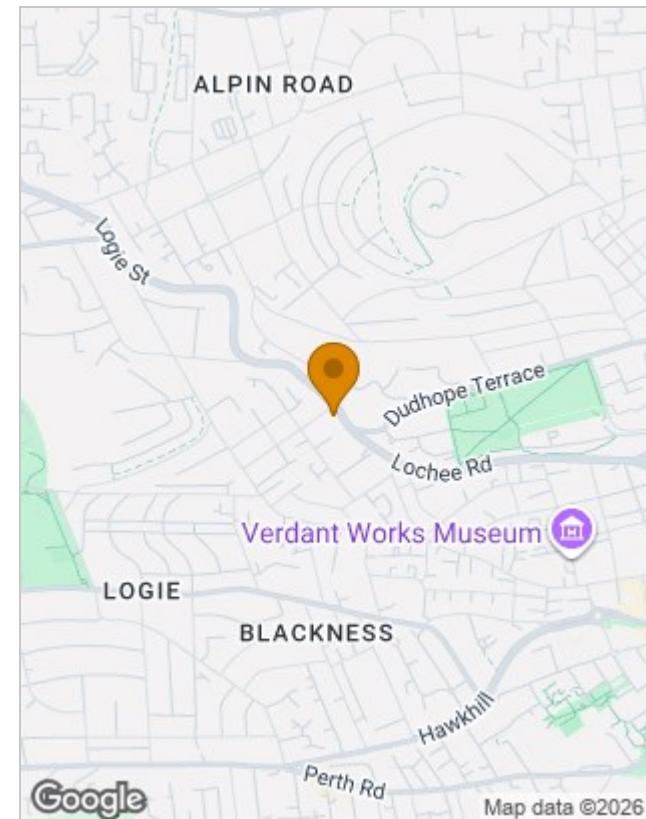




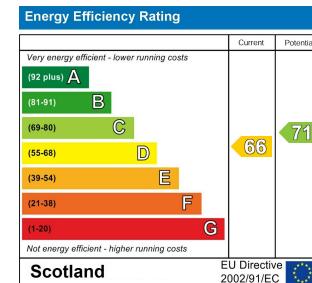
## Floor Plans



## 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.