

39 Elgin Street, Dundee, DD3 8NL

Offers Over £125,000

Contact Solicitors for an appointment to view or contact seller direct outwith office hours

07597676844

Chamber Practice



- **End Terraced Villa**
- **Popular Location**
- **Hallway**
- **Lounge/Dining**
- **Kitchen**
- **Shower Room**
- **2 Double Bedrooms**
- **DG & Electric Heating**
- **Plentiful Storage**
- **Enclosed Rear Garden**
- **Car Park**
- **Move In Condition**
- **Ideal Starter/Family Home**

Situated in a popular location, this well presented two bedroom end terraced villa offers spacious and comfortable accommodation, ideal for a variety of buyers.

The ground floor comprises a bright and spacious lounge/dining room with dual aspect windows, allowing plenty of natural light to fill the room. The dining area has a connecting door leading through to the kitchen, which is fitted with a range of base and wall mounted units with integrated hob and oven, a useful storage cupboard and an external door providing access to the enclosed rear garden.

On the upper floor there are two generous double bedrooms, both benefiting from built-in wardrobe/storage facilities, together with a stylish fully tiled shower room.

The property further benefits from double glazing and electric heating. Externally, there is a well maintained fully enclosed rear garden with timber shed and car parking facilities.

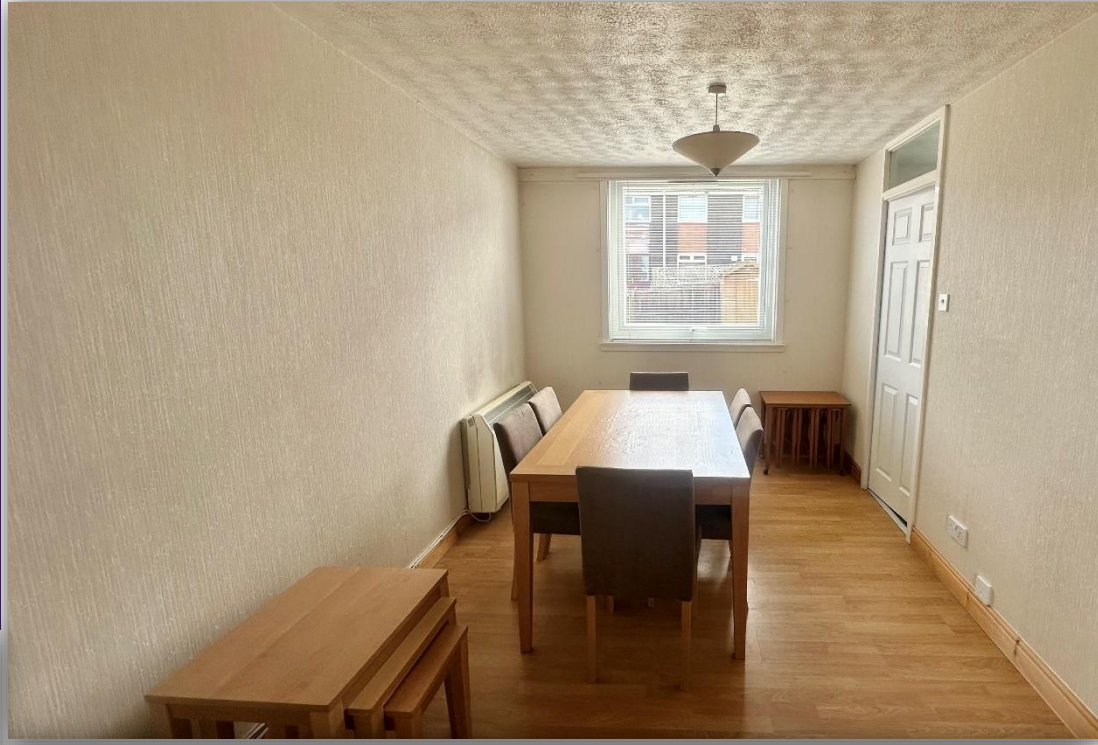
This attractive home offers well proportioned accommodation in a convenient and popular location, making it an excellent choice for first-time buyers, couples or small families.



Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.







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Dundee: 01382 203000 Brechin: 01356 622289 Cupar: 01334 658222 www.thechamberpractice.co.uk contact@thechamberpractice.co.uk











Included in the sale are all floor coverings, window blinds where fitted, hob, oven and garden shed. The washing machine and some items of furniture may be negotiated separately if required.