

24 Quarry Knowe, Dundee, DD2 2QL

Offers Over £170,000

Contact Solicitors for an appointment to view

01382 203000

Chamber Practice



- **Well Presented 3 Bed Semi-Detached Villa**
- **Popular Location Close to Many Amenities**
- **Spacious Lounge**
- **Modern Kitchen with Integrated Appliances**
- **Stylish Shower Room**
- **3 Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Ground Floor Fully Refurbished to a High Standard**
- **Plentiful Storage**
- **Private Gardens**
- **On Street Parking**
- **Ideal Opportunity for Families, First Time Buyers or Investors**
- **Early Viewing Essential**

This attractive three bedroom semi-detached family home offers well proportioned accommodation within a popular residential area and benefits from having been completely refurbished to a high standard throughout the ground floor.

The property is entered via a welcoming hallway, providing access to the principal ground floor accommodation. The spacious lounge features a focal fireplace, creating an attractive central feature. The modern kitchen has integrated appliances and additional storage facilities and has been finished in keeping with the property's contemporary refurbishment, while the modern shower room provides a stylish and practical suite.

A rear vestibule benefits from excellent built-in storage and provides direct external access to the side of the property.

On the upper floor the landing gives access to three well proportioned bedrooms, the largest of which benefits from a useful storage cupboard. The upper accommodation would benefit from some fresh decorative finishes and replacement floor coverings, offering buyers the opportunity to add their own style and further enhance the home.

Externally the property enjoys private gardens to both the front and rear, providing useful outdoor space for families, gardening or entertaining and on street parking is available to the front.

Further benefits include double glazing and gas central heating.

Overall, 24 Quarry Knowe represents an excellent opportunity to acquire a well located family home with a beautifully refurbished ground floor, while offering scope to complete the upper floor to the purchaser's own taste.



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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.

















Included in the sale are all floor coverings, window blinds where fitted, integrated hob, oven and microwave.