

51A Forfar Road, Dundee, DD4 7BE

Offers Over £230,000

Contact Solicitors for an appointment to view

01382 203000

Chamber Practice



Great opportunity to purchase this charming traditional stone built semi-detached villa offering spacious and versatile accommodation arranged over two levels, which will appeal to a wide range of buyers. The property combines attractive period features with modern comforts and benefits from a fully enclosed rear garden and allocated off-street parking.

The accommodation is entered via an entrance vestibule leading into the welcoming interior. The spacious lounge features French doors, creating an excellent focal point and providing direct access to the garden. The modern fitted kitchen is fitted with a range of high gloss base and wall mounted units and is equipped with integrated appliances, offering a practical and stylish space for everyday cooking.

Also located on the ground floor is a generous double bedroom featuring an attractive bay window, together with a convenient en suite shower room.

A carpeted staircase leads to the first floor accommodation where there are two further double bedrooms. The principal first floor bedroom is particularly spacious, benefits from a bay window and has built-in wardrobe/storage facilities, while the second double bedroom features mirrored wardrobes. A well appointed family bathroom, fitted with a four piece suite, completes the accommodation.

Externally the property enjoys a fully enclosed garden, providing a secluded outdoor space for relaxing or entertaining, together with allocated off-street parking facilities.

Further benefits include double glazing and central heating.

Early viewing is recommended to appreciate the generous proportions, traditional character and excellent accommodation this attractive semi-detached villa has to offer.

- **Traditional Stone Built Semi-Detached Villa**
- **Lounge with French Doors**
- **Modern Kitchen with Integrated Appliances**
- **Ground Floor Bedroom with En Suite Shower Room**
- **2 Further Double Bedrooms with Built in Storage**
- **Family Bathroom**
- **Double Glazing**
- **Gas Central Heating**
- **Private Garden**
- **Allocated Parking**
- **New Lounge Carpet**
- **Fresh Décor**
- **Move In Condition**
- **Ideal Family Home**



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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Included in the sale are all floor coverings, integrated hob, oven, fridge freezer and washing machine.