



26 Brackens Road, Dundee
Offers over £120,000

Viewings can be arranged out-with
office hours by contacting the seller
directly on 07850 698157

Chamber Practice 



- **3 Bedrooms**
- **Breakfasting Kitchen**
- **Excellent Decorative order**
- **Modern Bathroom & Shower**
- **Double Glazing**
- **Gas Central Heating**
- **Secure Garden To Rear**
- **Move-in Condition**
- **Desirable Location**
- **Ideal First Time Buy**
- **Must View**

The Chamber Practice are delighted to bring to market this exceptionally well appointed three bed family home on the northern periphery of Dundee.

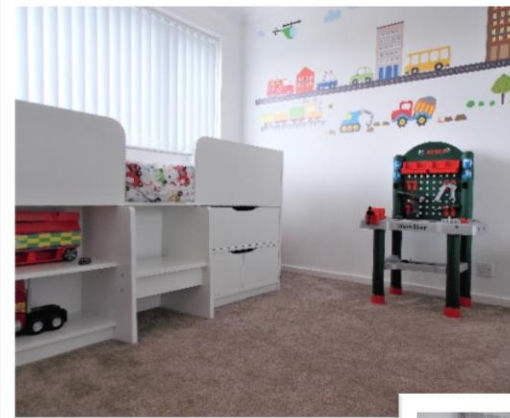
With excellent transport links and schools nearby in addition to many local amenities, this mid terraced house is an ideal first time buy, providing an ample and comfortable modern living space with enclosed rear garden. The property also benefits from being set back from the road.

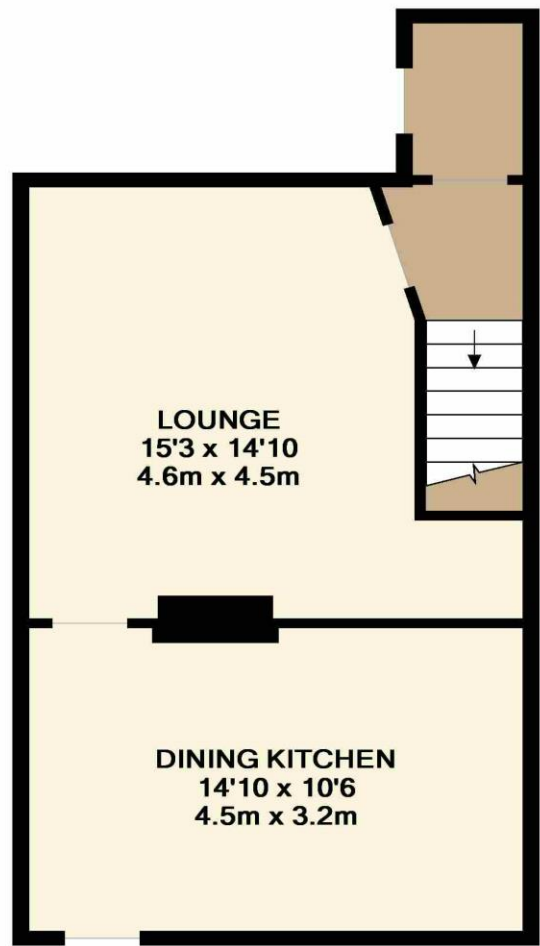
Comprising over two levels, entrance vestibule leading to the hallway and enclosed staircase, bright lounge with alcove and featuring a wall mounted electric fire, modern breakfasting kitchen with generous wall and base units and ample worktop space and large breakfast bar, integrated eye level oven, microwave oven and ceramic hob with extractor hood above. Included are the dishwasher, washing machine, tumble dryer and fridge freezer. There is access to the rear garden and decked area from the kitchen or from the gate at the bottom of the garden. On the upper level there is a modern family bathroom with white suite, Whirlpool bath and thermostatic shower, the bathroom has been finished with wet-wall. There are two double bedrooms with built-in double wardrobes, and a single bedroom which is currently being used as a nursery but could also be used as a study room/home office.

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.

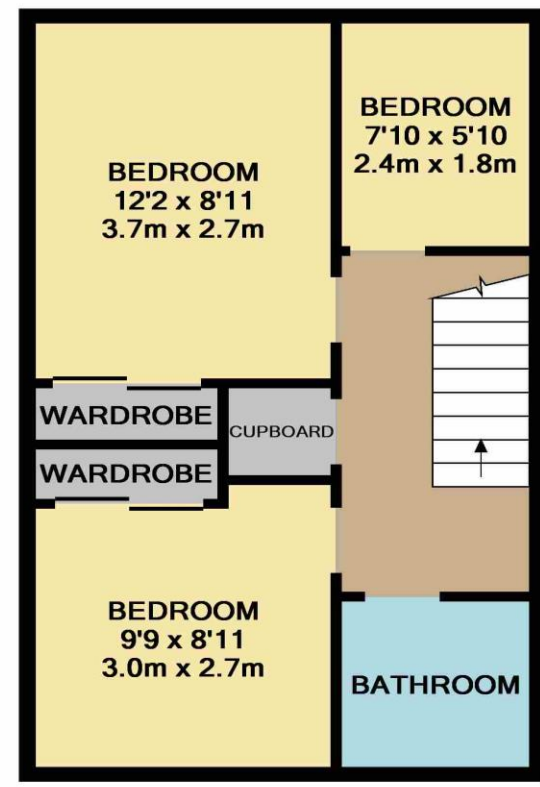
The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently 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.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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