



18 Dunmore Street, Dundee, DD3 0EQ
Offers Over £115,000

Contact Solicitors to arrange a
viewing or telephone Owner
direct on **07758561692**

Chamber Practice 



- **Fully Refurbished**
- **Entrance Hall**
- **Lounge/Dining**
- **Dining Kitchen**
- **Family Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Private Gardens**
- **Absolute Move in Condition**
- **Popular Location**
- **Ideal Family Home**

Excellent opportunity to purchase this immaculate end terraced villa situated in a popular residential area with excellent transport links and schools nearby. There are also many local amenities, including supermarket, local shops and leisure and recreation facilities within walking distance. Dundee City Centre is within easy reach and the Kingsway, with its main arterial routes, is a short distance from the property.

The property has been fully refurbished throughout and is in absolute move in condition. Practical benefits include double glazing, gas central heating, new kitchen, bathroom, internal doors, floor coverings and fresh décor throughout.

Accommodation comprises: entrance hallway with door to lounge and carpeted staircase to upper level; bright and spacious lounge/dining with dual aspect windows; beautifully appointed kitchen fitted with a range of high gloss base and wall mounted units with complementary work tops, integrated electric hob and oven with chimney style extractor hood over and part glazed external door leading to rear garden; upper landing with connecting doors to bathroom and bedrooms and hatch to attic; fully tiled bathroom with 3 piece suite incorporating W.C., vanity unit with inset wash hand basin and bath with electric shower over and glazed shower screen; and two generous double bedrooms. Externally there are enclosed private gardens to front and rear.

This particular property would make an ideal starter home and early viewing is essential.



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.

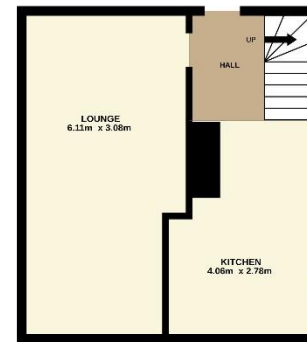
Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.





GROUND FLOOR
33.0 sq.m. approx.

1ST FLOOR
33.0 sq.m. approx.



TOTAL FLOOR AREA - 66.0 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, walls and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, options and appliances shown have not been noted and no guarantee as to their operability or efficiency can be given.
 Marked with reference 01222



Included in the sale are all carpets and floor coverings, integrated hob and oven.