



7 Bleachfield, Dundee, DD4 9FT

Offers Over £280,000

Contact Solicitor to arrange an
appointment to view on
01382 203000 or Seller
Direct 07984553106

Chamber Practice 



The Chamber Practice are delighted to bring to market this beautifully presented four bed detached family home which is in absolute move in condition.

- **Entrance Hallway**
- **Lounge**
- **Kitchen/Dining Room**
- **Cloakroom**
- **4 Bedrooms**
- **Bathroom & En Suite**
- **Double Glazing**
- **Gas Central Heating**
- **Solar Panels**
- **Private Gardens**
- **Driveway & Garage**
- **Popular Residential Area**
- **Move in Condition**

The property is located in a popular, well established residential area to the north of the City with excellent transport links and Primary School within walking distance. There are many local amenities, including supermarkets and leisure and recreation facilities within easy reach and the Kingsway, with its main arterial routes, is a short drive of the property.

The subjects are tastefully decorated throughout and benefits from high quality fittings and fixtures, double glazing, gas central heating and solar panels.

Accommodation comprises: entrance hallway with two storage cupboards, connecting doors to lounge, kitchen/dining room and cloakroom and carpeted staircase to upper floor; lounge with front facing window; extremely bright and spacious kitchen/dining room fitted with a range of modern high gloss wall mounted and base units incorporating breakfast bar, contrasting worktops, integrated gas hob, electric oven, dishwasher and fridge freezer, clearly defined dining area with French doors leading to rear garden; cloakroom with W.C. and wash hand basin; a window on the half landing provides excellent natural light to the upper landing which has large storage cupboard, hatch to attic and connecting doors to all rooms; family bathroom with fitted toilet/vanity unit and bath with mains fed shower over; master bedroom with built in mirrored wardrobes and connecting door to en suite shower room; and three further bedrooms, one of which has built in mirrored wardrobes. Externally there are private gardens to front, fully enclosed gardens to rear with patio area, ideal for al fresco dining, and monobloc driveway leading to large integral garage providing ample off street parking facilities.

Early viewing of this superb family home is highly recommended to avoid disappointment.

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.

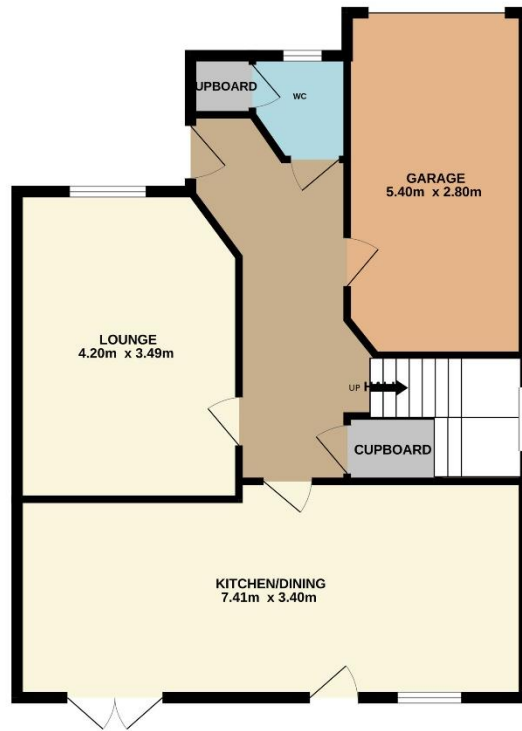
Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.



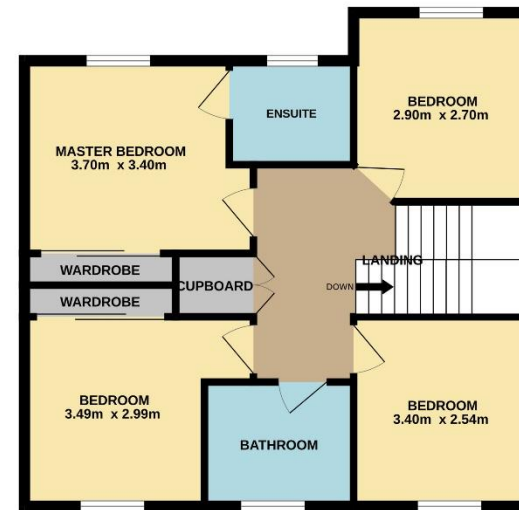
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Included in the sale are all carpets and floor coverings and integrated appliances. The window blinds may be negotiated separately.

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.