



15 Cobden Street, Dundee, DD3 6DD

Offers Over £150,000

Contact Solicitors for an  
appointment to view

01382 203000

Chamber Practice 



The Chamber Practice are delighted to bring to market this well presented two bedroom end terraced family home situated in a quiet, well established residential area with nearby local amenities including schools, local convenience stores and main bus route. Dundee City Centre and Ninewells are within easy reach.

Comprising over two levels: entrance vestibule with storage cupboard; spacious lounge/dining room with front facing window, patio doors to rear garden and carpeted staircase leading to upper floor; beautifully appointed kitchen fitted with a range of base and wall mounted units with contrasting worktops and complementary splashback tiling, integrated hob and oven with concealed extractor hood over, fridge freezer and washing machine; on the upper floor landing there is a storage cupboard, hatch to attic and connecting doors to all rooms; fully tiled shower room with fitted toilet/vanity/storage units and corner shower cubicle housing electric shower; and two double bedrooms with built in storage facilities. Externally there is a fully enclosed garden to the rear designed for ease of maintenance and a Monobloc driveway to the front providing ample off street parking facilities.

This particular property, in absolute move in condition, would make an ideal starter home/downsize and early viewing is highly recommended.

- **Popular Residential Area**
- **Lounge/Dining**
- **Modern Kitchen**
- **Shower Room**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Private Garden**
- **Monobloc Driveway**
- **Move In Condition**
- **Ideal Starter Home**
- **Early Viewing Essential**



**Chamber Practice**

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.

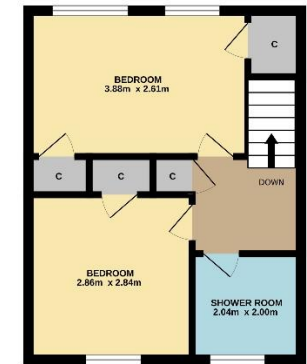
Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown here are not intended and no guarantee as to their operability or efficiency can be given.  
 Made with iMeasure 1/20/20

*Included in the sale are all carpets and floor coverings, light fittings, window blinds, curtains, integrated appliances, fridge freezer, washing machine and garden shed.*

