



9 Langshaw Road, Dundee, DD2 2SA

Fixed Price £150,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



The Chamber Practice are delighted to bring to market this beautifully presented two bed family home situated in a well established, popular area conveniently located for access to Dundee's arterial Kingsway route, Lochee High Street, Ninewells and public transport links. A wide range of leisure activities, Stack Leisure Park and Camperdown Park are also close by.

Accommodation comprises: entrance hallway with door to lounge and carpeted staircase leading to upper floor; bright and spacious lounge front facing window and connecting door to kitchen; beautifully appointed dining kitchen fitted with a range of base and wall mounted units finished in white with contrasting worktops and complementary tiled splashbacks, integrated gas hob with chimney style extractor hood over, electric oven, microwave and dishwasher, ample space for table and chairs, connecting door leading to side vestibule with cloakroom, utility cupboard and external door to side; upper landing with window to side allowing excellent natural light; bathroom with 4 piece white suite incorporating W.C., wash hand basin, bath and shower cubicle housing electric shower, spacious master bedroom with front facing windows, built in storage facilities and ample space for free standing furniture; and further generous double bedroom with built in storage facilities and free standing contemporary wardrobes. Externally there are private gardens to front, side and rear and on street parking facilities.

It is anticipated this particular property will prove popular and early viewing is recommended to avoid disappointment.

- **Popular Location**
- **Lounge**
- **Dining Kitchen**
- **Bathroom**
- **Cloakroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Many Nearby Amenities**
- **Absolute Move in Condition**
- **Ideal Family Home**



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.

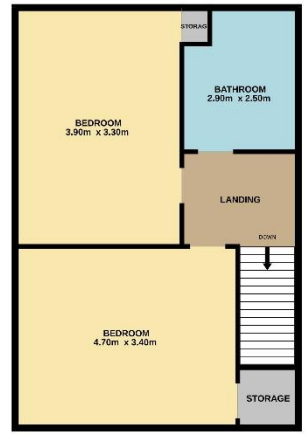
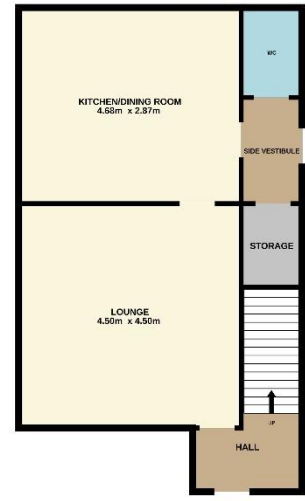
Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.





GROUND FLOOR

1ST FLOOR



We warrant every square foot shown there to comply with the accuracy of the description contained herein, measurement of rooms, windows, doors and any other fittings are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and does not constitute a contract. Any prospective purchaser should verify the accuracy of the information shown hereon. We do not warrant and do not guarantee the accuracy of the information shown hereon. We do not warrant and do not guarantee the accuracy of the information shown hereon.

Included in the sale are all carpets and floor coverings, window blinds where fitted, integrated appliances and garden shed.

