

*Immaculate 3 bed mid  
terraced villa in popular  
residential area close to  
many local amenities*



**63 Findhorn Street, Dundee, DD4 9PH**

**Offers Over £145,000**

Contact Solicitors for an  
appointment to view on

01382 203000 or seller direct on  
07758561692

**Chamber Practice** 



- **Popular Residential Area**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **3 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Private Gardens**
- **Driveway**
- **Move in Condition**
- **Ideal Family Home**
- **Excellent First Time Buy**

Fantastic opportunity to purchase this immaculate mid terraced 3 bed family home situated in popular residential area to the north of the City. There are local amenities within walking distance and the property is conveniently located for Schools, Supermarkets, Dundee's Kingsway arterial route and the A90 Aberdeen-Perth dual carriageway.

The subjects have been fully refurbished and tastefully decorated throughout by the current owners creating a ready to live in condition that will appeal to a variety of purchasers. Benefits include double glazing and gas central heating.

Accommodation comprises: spacious entrance hallway with large storage cupboard, connecting doors to lounge, kitchen and bathroom and carpeted staircase to upper floor; bright and airy lounge; well-appointed kitchen fitted with a range of base and wall mounted units with contrasting worktops, large wall mounted cupboard houses the boiler, integrated fan oven and electric hob with extractor hood over, space for table and chairs and white goods, external door leading to rear garden; stylish bathroom with 3 piece suite incorporating W.C., wash hand basin with storage drawers and a bath with electric shower above, attractive tiling, heated towel rail; upper landing with doors to bedrooms, storage cupboard and hatch to attic; spacious master bedroom; and 2 further double bedrooms one having storage cupboards. Externally there is a mono-block driveway to the front offering off street parking and enclosed gardens to rear.

It is anticipated that this particular property will prove popular and early viewing 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.



**Chamber Practice** 

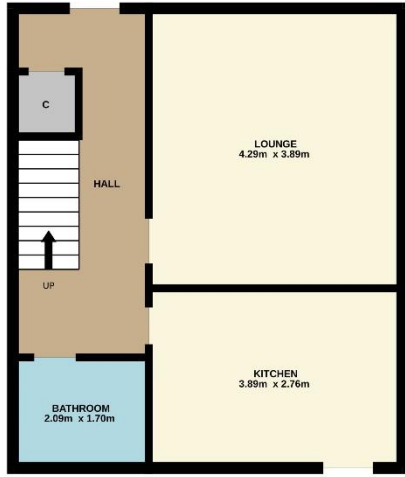
Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

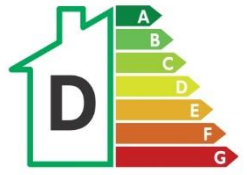
[www.thechamberpractice.co.uk](http://www.thechamberpractice.co.uk)

[contact@thechamberpractice.co.uk](mailto:contact@thechamberpractice.co.uk)



TOTAL FLOOR AREA : 93.6 sq.m. approx.  
 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, window blinds where fitted, light fittings and integrated appliances.*



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.