



2 Quarry Knowe, Dundee, DD2 2QL

Offers Over £140,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



Excellent opportunity to purchase this well presented two bed semi-detached family home situated in a popular area within easy reach of many amenities. The Stack Leisure Park, Lochee High Street, Ninewells and the Kingsway main arterial route are within a short drive.

Accommodation comprises: entrance hallway with door to lounge and carpeted staircase leading to upper floor; bright and spacious lounge with recessed display shelving and front facing window; well appointed dining kitchen fitted with a range of base and wall mounted units with contrasting worktops and complementary splashback tiling, integrated gas hob and electric oven with extractor hood over, free standing fridge freezer, ample space for table and chairs, connecting door to side vestibule providing additional storage facilities and external door to side garden; upper landing with window to side allowing excellent natural light; stylish bathroom with 4 piece white suite incorporating W.C., wash hand basin, bath and shower cubicle housing mains fed shower, attractive splashback wet-wall panelling and tiling, bright and spacious double bedroom with front facing windows and recessed storage area with hanging rails; and further double bedroom with recessed shelving. Externally there are private gardens to front, side and rear and on street parking facilities.

Benefits include generously proportioned rooms, double glazing, gas central heating, security alarm and outdoor spotlights.

All items of furniture may be negotiated separately, making this an ideal starter home and early viewing is highly recommended.

- **Popular Location**
- **Nearby Amenities**
- **Lounge**
- **Dining Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Move in Condition**
- **Ideal Starter 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.

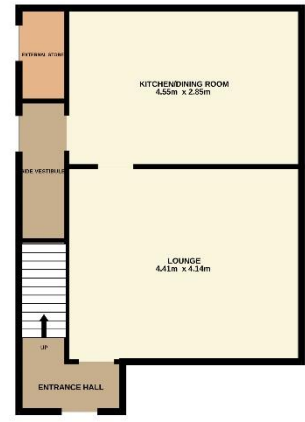
Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.





GROUND FLOOR
67.9 sq.m. approx.

1ST FLOOR
65.4 sq.m. approx.



TOTAL FLOOR AREA: 133.3 sq.m. approx.
We do not warrant that these measurements are correct or that the actual area of the property will be the same as the area shown on this plan. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The actual area of the property will be determined by a professional surveyor.

Included in the sale are all carpets and floor coverings, window blinds where fitted, integrated hob and oven and free standing fridge freezer. All other items of furniture may be negotiated separately.

