



2B Donalds Lane, Dundee, DD2 4PF

Offers Over £200,000

Contact Solicitor to arrange an
appointment to view

01382 203000

Chamber Practice 



- **Entrance Vestibule**
- **Hallway**
- **Lounge**
- **Dining Kitchen**
- **Cloakroom**
- **3 Bedrooms**
- **Family Bathroom**
- **En Suite Shower Room**
- **Double Glazing**
- **Gas Central Heating**
- **Private Gardens**
- **Monobloc Driveway**
- **Move in Condition**
- **Lovely Family Home**

The Chamber Practice are delighted to bring to market this beautifully presented three bed semi-detached family home which is in ready to live in condition.

The property is located in a popular, well established residential area within easy reach of Ninewells Hospital and conveniently located for ease of access onto the A90 Kingsway. Nearby local amenities include schools, shops, leisure and recreation facilities and main bus route. Major supermarkets are also nearby.

The subjects are tastefully decorated throughout and benefit from quality fittings and fixtures, double glazing and gas central heating.

Accommodation comprises: entrance vestibule with connecting doors to cloakroom which has W.C., wash hand basin, splashback tiling and large wall mounted mirror; hallway with connecting doors to lounge and kitchen and carpeted staircase to upper floor; bright and spacious lounge with large storage cupboard and French doors leading to south facing rear garden; well-appointed dining kitchen fitted with a range of modern base and wall mounted units with contrasting worktops and splashback tiling, integrated gas hob and electric oven with chimney style extractor hood over, ample space for table and chairs; upper landing with connecting doors to bedrooms and bathroom and hatch to attic; family bathroom with W.C., wash hand basin and bath with mains fed shower over, attractive tiling; master bedroom with built in mirrored wardrobes and connecting door to en suite shower room which has W.C., wash hand basin and shower cubicle housing mains fed shower; and two further bedrooms with built in mirrored wardrobes. Externally there is a Monobloc driveway to the front providing off street parking facilities for two vehicles and large, fully enclosed garden to rear with lawn and patio areas.

Early viewing of this lovely 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.

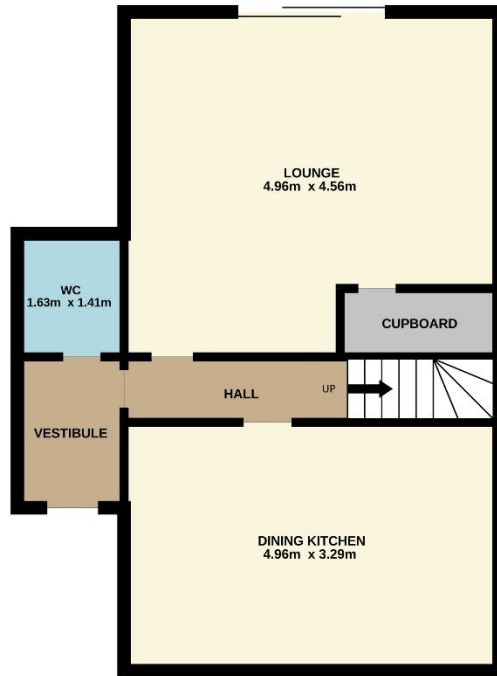
Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.



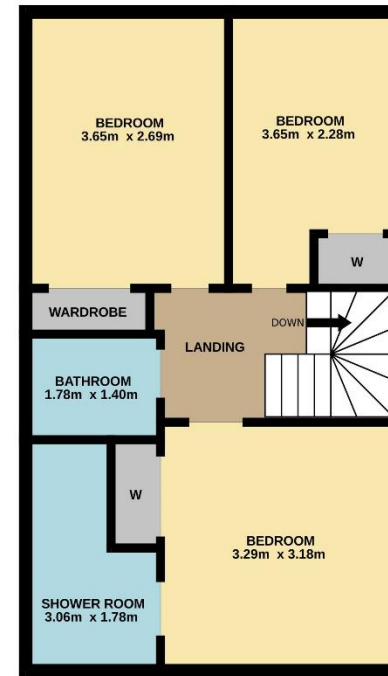
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GROUND FLOOR
50.6 sq.m. approx.



1ST FLOOR
45.6 sq.m. approx.



TOTAL FLOOR AREA : 96.2 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, light fittings, integrated appliances, window blinds where fitted and garden shed.

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.