



212 South Road, Dundee, DD2 2RL
Offers Over £190,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



The Chamber Practice are delighted to bring to market this beautifully presented three bed semi-detached villa situated in a popular residential area within easy reach of Dundee's A90 Kingsway arterial route, Ninewells Teaching Hospital and Lochee High Street. A vast array of leisure and recreation facilities, retailers and supermarkets can be found at nearby Kingsway Retail Park and Stack Leisure Park.

The subjects have been upgraded to an extremely high standard by the current owners creating a home of modern style in absolute ready to live in condition. Benefits include recently installed kitchen, shower room and cloakroom, tiled flooring throughout ground floor, brand new carpets and contemporary décor throughout.

Accommodation comprises hallway with connecting doors to lounge and cloakroom and carpeted staircase to upper floor; bright and spacious lounge; beautifully appointed kitchen/diner with integrated 5 burner gas hob, oven, microwave, washing machine and fridge freezer, clearly defined dining area with built in breakfast bar with storage, large understair storage cupboard and French doors leading to rear garden; and cloakroom with W.C. and corner vanity unit. On the upper floor there is a stylish shower room with fitted toilet/vanity/storage units and large shower cubicle housing mains fed shower; two double bedrooms and a single bedroom. Externally there are private gardens to front, side and rear and driveway to rear providing off street parking facilities for 2 vehicles.

Early viewing of this immaculate family home is a must to avoid disappointment.

- **Popular Location Close to Many Amenities**
- **Fully Refurbished Throughout**
- **Lounge**
- **Kitchen/Diner**
- **Cloakroom**
- **Shower Room**
- **3 Bedrooms**
- **DG & GCH**
- **Integrated Appliances**
- **Private Gardens**
- **Driveway**
- **Absolute Move In Condition**
- **Lovely Family Home**

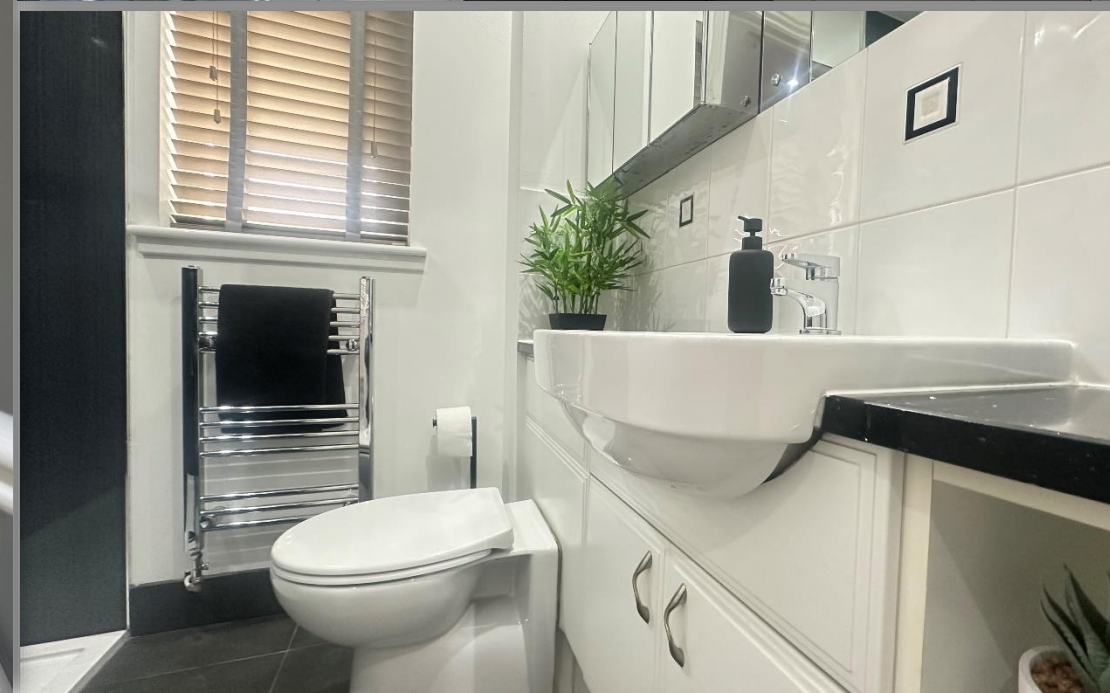


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Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

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 

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TOTAL FLOOR AREA: 68.2 sq. m. approx.
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Included in the sale are all carpets and floor coverings, window blinds where fitted, light fittings (except in lounge), integrated appliances, dishwasher, bathroom mirrors and garden shed.



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