



12 Cox Gardens, Dundee, DD3 9GZ
Offers Over £195,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



The Chamber Practice are delighted to bring to market this ready to live in three bed family home situated in a quiet cul de sac in the sought after Downfield area to the north of the City. With excellent transport links and schools nearby in addition to many local amenities, this semi-detached property provides comfortable, modern living space over two levels.

Ground floor accommodation comprises entrance hallway with connecting doors to lounge and cloakroom and carpeted staircase to upper floor; bright and spacious lounge with window overlooking front garden and connecting door to the dining room which has a large under stair storage cupboard and French doors leading to the rear garden; well appointed kitchen with fitted base and wall mounted units with contrasting worktops and complementary splashback tiling, integrated gas hob and electric oven, dishwasher will also be included; and cloakroom with W.C. and wash hand basin. On the upper floor there is a stylish shower room with fitted toilet/vanity unit and matching wall mounted units, large shower cubicle housing mains fed shower, attractive wet-wall panelling and heated towel rail; and two double bedrooms and a single bedroom, all with built in wardrobe/storage facilities.

Externally there are private gardens to front and rear and driveway leading to large garage which has power points, lighting and shelving.

Early viewing of this lovely family home is highly recommended.

- **Quiet Cul de Sac in Sought After Location**
- **Nearby Local Amenities**
- **Lounge**
- **Dining Room**
- **Kitchen**
- **Cloakroom**
- **Shower Room**
- **3 Bedrooms**
- **DG & GCH**
- **Private Gardens**
- **Driveway & Large Garage**
- **Absolute Move In Condition**
- **Lovely Family Home**

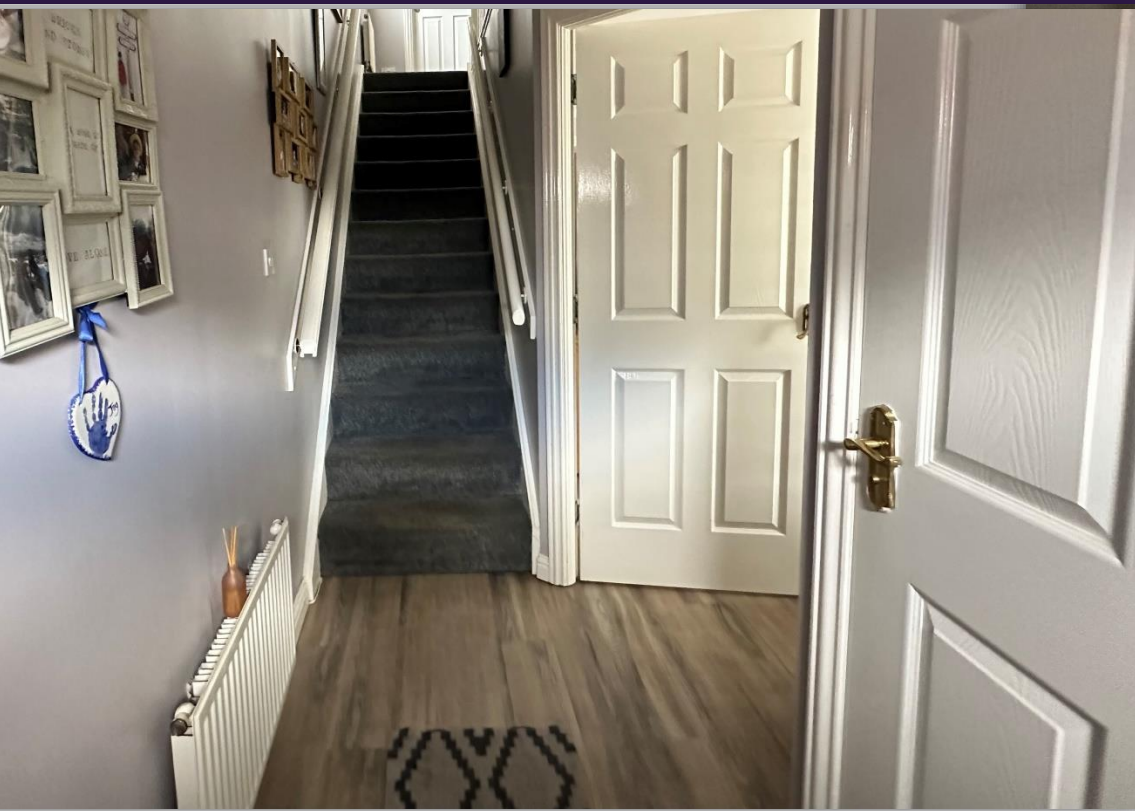


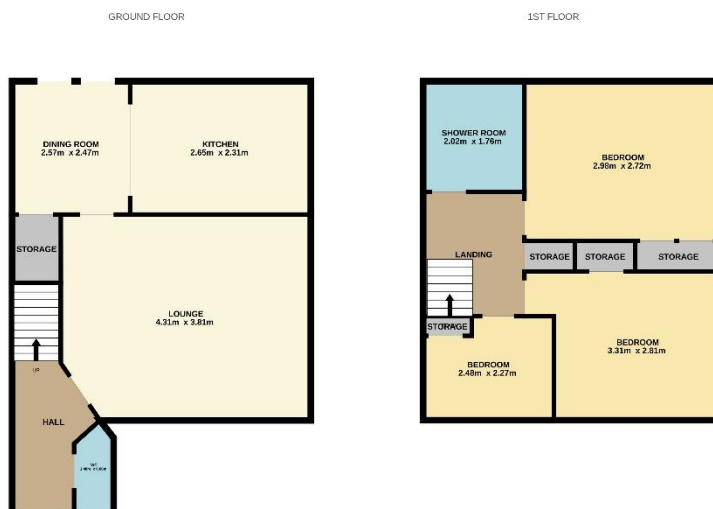
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Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

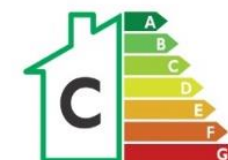
The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently 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.





Whilst every effort has been made to ensure the accuracy of the floor plan contained within, some elements of detail, for example, room size and area, are not guaranteed. This plan is for illustrative purposes only and should not be used as a substitute for a professional valuation. The accuracy of the floor plan and area is not guaranteed and will be subject to a professional valuation. Plans are not to scale.



Included in the sale are all carpets and floor coverings, window blinds where fitted, light fittings, integrated appliances, dishwasher, garden storage boxes and garden table and chairs.

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