



10 Brownhill Street, Dundee, DD2 4JR
Offers Over £99,999

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



The Chamber Practice are delighted to bring to market this two bedroom semi-detached family home situated in a popular area close to Ninewells Hospital and conveniently located for ease of access to the A90 Kingsway arterial route and for the Wester Gourdie Industrial Estate. Local convenience stores, major supermarkets, schools, leisure facilities and main bus are also within easy reach.

Accommodation comprises: entrance hallway with under stair storage cupboard and carpeted staircase to upper floor; bright and spacious lounge/dining room with dual aspect windows; well appointed kitchen fitted with a range of high gloss base and wall mounted units with complementary worktops, slot in gas cooker with chimney style extractor hood over, ample space for other appliances, and glazed external door to rear; upper landing with window to side and hatch to partially floored attic; shower room with W.C., wash hand basin and walk-in shower cubicle housing mains fed shower; and two double bedrooms with built in wardrobe/storage facilities. Externally the front garden is well stocked with attractive plants and shrubs and a side path leads to the enclosed rear garden which has patio area, lawn, vegetable patch and mature plants and shrubs and there are ample on street parking facilities to the front. Additionally there is a private wooden garage, a short walk from the property, which may be available for purchase separately (further details available on request).

This particular property would make an ideal starter home/buy to let investment and early viewing is recommended.

- **Popular Location**
- **Nearby Local Amenities**
- **Easy Reach of Ninewells**
- **Lounge/Dining**
- **Modern Kitchen**
- **Shower Room**
- **2 Double Bedrooms**
- **DG & GCH**
- **Private Gardens**
- **Ideal Starter Home**
- **Excellent Buy to Let Investment**



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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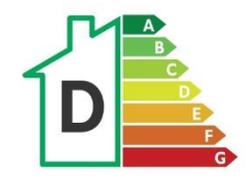


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Makealls Energy CC204



Included in the sale are all carpets and floor coverings, window blinds where fitted, gas cooker, fireplace and garden shed. The display unit in the lounge can also be included if required.

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