63 Panmure Street, Broughty Ferry, Dundee, DD5 2LG

Fixed Price £250,000

£20,000 Below Valuation

Contact Solicitors for an appointment to view on

01382 203000 or client direct on

07770775824

Chamber Practice

- **3 Bed Detached Villa in Highly Sought After Location**
- **Walking Distance of all Amenities**
- **Lounge**
- **Sun Room**
- **Dining Kitchen**
- **Utility Room**
- **Cloakroom**
- **Bathroom**
- **3 Double Bedrooms**
- **DG & GCH**
- **Private Gardens**
- **Garage**
- **Ideal Family Home**

Great opportunity to purchase this deceptively spacious three bed detached family home situated in a highly sought after location in central Broughty Ferry within a short walk of all amenities including schools, shops, boutiques, bars, restaurants, hair and beauty salons, harbour, beach front and Castle Green. The property is also located within the excellent school catchments of Eastern Primary and Grove Academy.

Ground floor accommodation comprises entrance hallway with built in storage facilities; extremely spacious lounge with patio doors to sun room; large dining kitchen with integrated gas hob, electric oven and extractor fan; double bedroom; utility room and cloakroom. On the upper floor there is a large family bathroom with four piece white suite incorporating W.C., bidet, vanity unit with inset wash hand basin and bath with shower mixer tap; and two generous double bedrooms, one having full length fitted wardrobes.

Externally there are easily maintained enclosed gardens to front, side and rear and garage providing off street parking facilities.

Early viewing of this property is recommended.

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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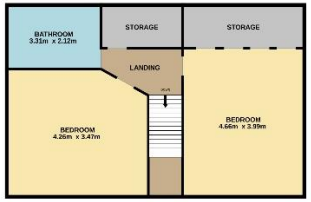
Dundee: 01382 203000 Brechin: 01356 622289 Cupar: 01334 658222 www.thechamberpractice.co.uk contact@thechamberpractice.co.uk



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, window blinds where fitted and integrated appliances.

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