



73 Helmsdale Avenue, Dundee, DD4 0HG

Offers Over £130,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



Excellent opportunity to purchase this well presented 3 bed semi-detached villa situated in a popular residential area with excellent transport links and schools nearby. There are also many local amenities, including supermarket, local convenience stores and leisure and recreation facilities within walking distance. Dundee City Centre is within easy reach and the Kingsway arterial route is a short distance from the property.

The subjects are tastefully decorated throughout and benefit from double glazing, gas central heating and recently installed bathroom.

Accommodation comprises entrance vestibule; hallway with doors to lounge, kitchen and ground floor bedroom and carpeted staircase to upper floor; bright and airy lounge with bay window to front; kitchen with base and wall mounted units, integrated gas hob and electric oven and external door to rear garden; and double bedroom/office with front facing window. The upper landing has a window providing excellent natural light, storage cupboard and hatch to attic; 2 generous double bedrooms, one of which has built in wardrobe/storage facilities; and stylish family bathroom with fitted toilet/vanity units, bath with electric shower over, attractive wet-wall panelling and contemporary heated towel rail. Externally there are fully enclosed gardens to the rear and paved garden/driveway to the front providing ample off street parking facilities.

This particular property would make an ideal family home and early viewing is recommended.

- **Popular Location**
- **Many Local Amenities**
- **Lounge**
- **Kitchen**
- **3 Double Bedrooms**
- **New Bathroom**
- **Double Glazing**
- **Gas Central Heating**
- **Private Gardens**
- **Driveway**
- **Ideal Family Home**

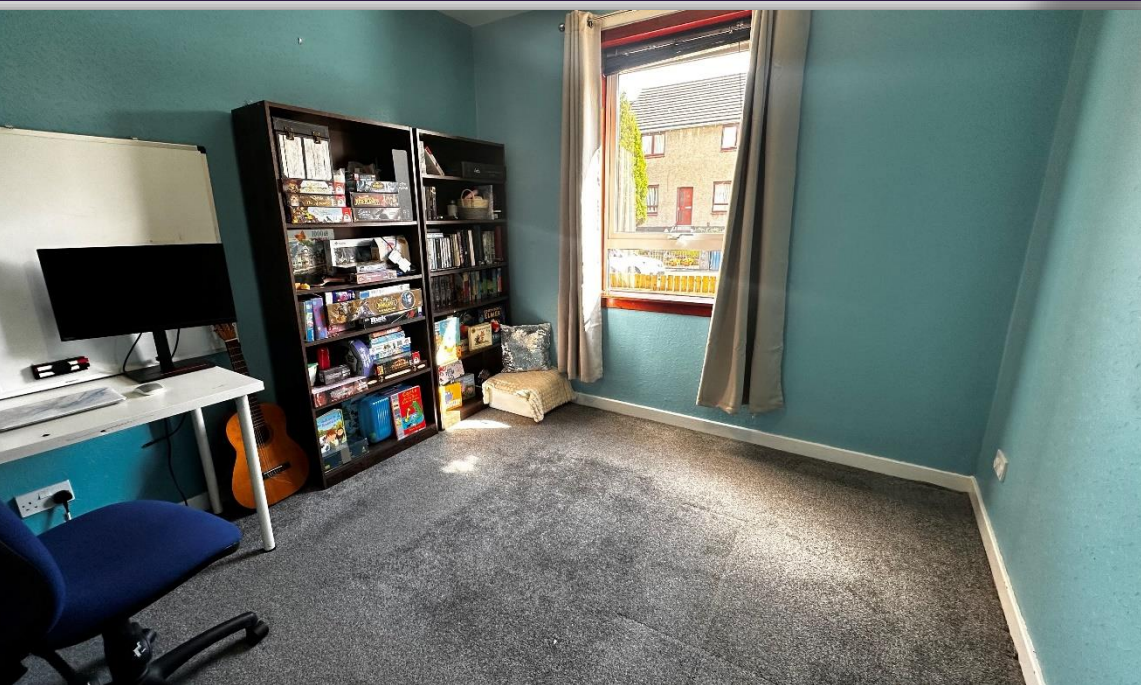


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Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

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.



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Included in the sale are all carpets and floor coverings, window blinds and curtains where fitted, light fittings, integrated appliances and large garden shed.

