



32 Leyshade Court, Dundee, DD4 8XN

Offers Over £135,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



Great opportunity to purchase this 2 bed semi-detached villa situated in quiet cul de sac in a well established residential area. Nearby amenities include local convenience stores, schools, Kingsway East Retail Park, recreation facilities and main bus route. Dundee City Centre is within easy reach and the Kingsway main arterial route is a short distance from the property.

Accommodation comprises entrance vestibule; hall with carpeted staircase leading to upper floor; bright lounge with under stair storage cupboard; spacious dining kitchen fitted with a range of base and wall mounted units with contrasting worktops and tiled splashbacks, integrated electric hob and oven with extractor hood over, American style fridge freezer, and part glazed external door leading to rear garden; upper landing with doors to bedrooms and bathroom and hatch to attic; partially tiled bathroom with 3 piece suite incorporating W.C., wash hand basin and bath electric shower over; and 2 double bedrooms, both having built in wardrobe/storage facilities. Externally there are private gardens to front and rear and monobloc driveway providing ample off street parking facilities.

This particular property will appeal to young families and first time buyers alike and early viewing is recommended.

- **Quiet Cul de Sac**
- **Many Nearby Amenities**
- **Lounge**
- **Dining Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Private Gardens**
- **Monobloc Driveway**
- **Ideal 1st Time Buy/Family Home**



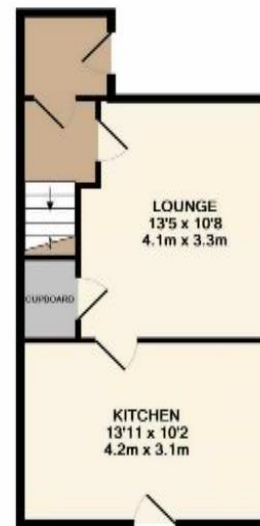
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Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

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.





GROUND FLOOR



1ST FLOOR

Included in the sale are all carpets and floor coverings, window blinds where fitted, integrated hob and oven, fridge freezer and garden shed.

