



**74 Buttars Loan, Dundee, DD2 4PG**

**Offers Over £125,000**

Contact Solicitors for an  
appointment to view or Telephone  
seller direct outwith office hours

**07758561692**

**Chamber Practice** 





- **Fully Refurbished**
- **Many Local Amenities**
- **Lounge/Dining**
- **New Kitchen**
- **New Bathroom**
- **2 Double Bedrooms**
- **New Double Glazing**
- **Gas Central Heating**
- **New Internal and External Doors**
- **New Floor Coverings**
- **Fresh Décor Throughout**
- **Absolute Move In Condition**
- **Fantastic Starter Home**

The Chamber Practice are delighted to bring to market this fully refurbished two bedroom semi-detached villa 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 window to side allowing excellent natural light, connecting door to lounge and carpeted staircase leading to upper floor; bright and spacious lounge/dining room with dual aspect windows; brand new kitchen fitted with a range of high gloss base and wall mounted units with complementary worktops, integrated electric hob and oven with extractor hood over, 2 storage cupboards and part glazed external door to side; upper landing doors to bathroom and bedrooms and hatch to attic; newly installed fully tiled bathroom with 3 piece suite incorporating W.C., wall hung vanity unit and bath with electric shower over; and two double bedrooms with built in storage facilities. Externally there are generous gardens to front, side and rear.

Practical benefits include double glazing, gas central heating, new windows and doors, new floor coverings and fresh décor throughout.

This particular property is in absolute move in condition and early viewing is recommended.

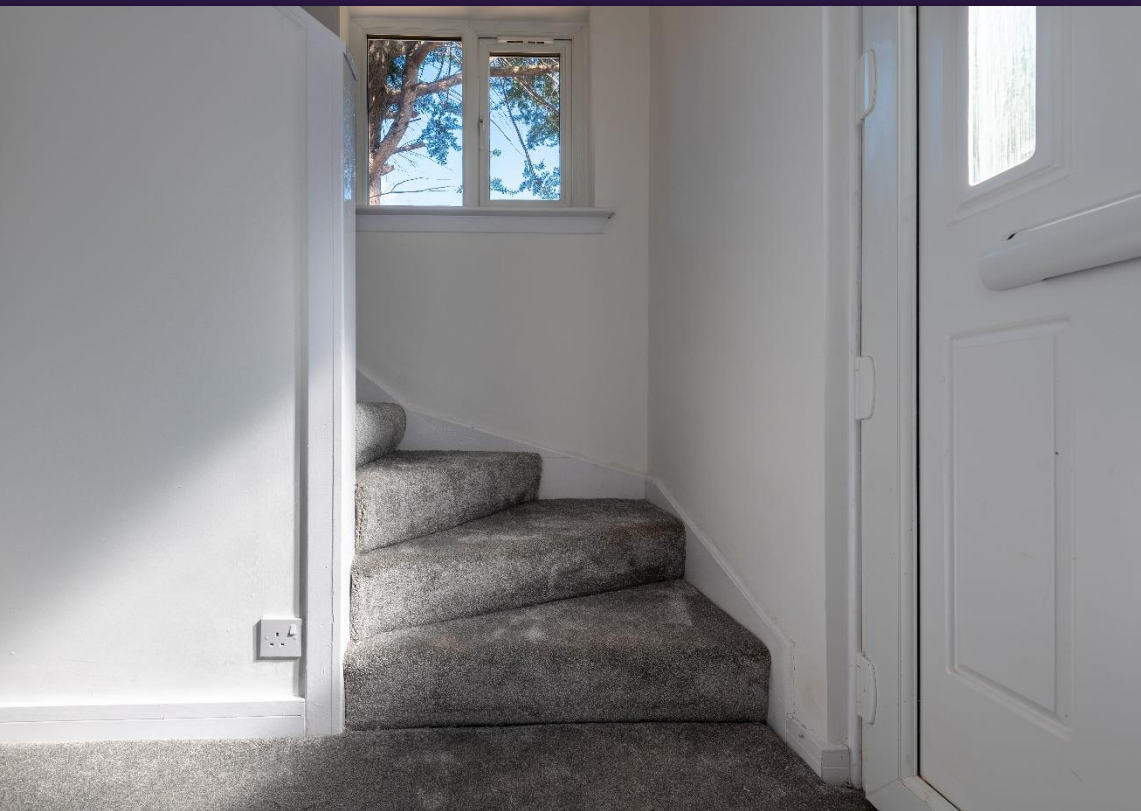


**Chamber Practice** 

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** 

Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

[www.thechamberpractice.co.uk](http://www.thechamberpractice.co.uk)

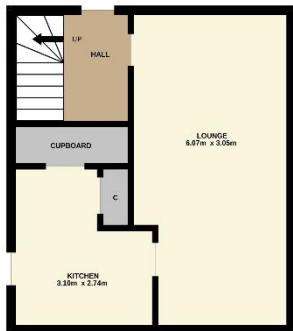
[contact@thechamberpractice.co.uk](mailto:contact@thechamberpractice.co.uk)





GROUND FLOOR  
33.0 sq.m. approx.

1ST FLOOR  
33.0 sq.m. approx.



*Included in the sale are all carpets and floor coverings,  
window blinds where fitted and integrated hob and oven.*



TOTAL FLOOR AREA: 66.0 sq.m. approx.  
Whilst every effort 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 misstatement. This plan is for illustrative purposes only and should be used as a guide for 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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