



22 Catterline Crescent, Dundee, DD3 9RN

Offers Over £130,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



- **Popular Location Close to Many Amenities**
- **Hallway**
- **Lounge/Dining**
- **Kitchen**
- **2 Double Bedrooms**
- **Shower Room**
- **Double Glazing**
- **Gas Central Heating**
- **Private Gardens**
- **Car Park**
- **Absolute Move In Condition**
- **Lovely Family Home**

The Chamber Practice are delighted to bring to market this beautifully presented two bed family home situated in a quiet cul de sac in a popular area of the City.

With excellent transport links, nearby schools, Clatto Country Park, popular for trail walks, in addition to many local amenities this end terraced property is an ideal first time buy, providing comfortable, modern living space with enclosed private gardens to front, side and rear.

Comprising over two levels: entrance hallway with under stair storage cupboard, doors to lounge/dining room and kitchen and carpeted staircase to upper level; bright and spacious lounge/dining room has attractive archway clearly defining the living and dining areas and French doors leading to rear garden; breakfasting kitchen is fitted with a range of base and wall mounted units with complementary worktops incorporating breakfast bar, splashback tiling, integrated electric hob, oven and washing machine and free standing fridge freeze. On the upper floor there are two large storage cupboards, a stylish shower room with W.C., wash hand basin and large shower cubicle housing mains fed shower and two double bedrooms with built in storage facilities.

Practical benefits include double glazing, gas central heating quality floor coverings and contemporary décor throughout.

This particular property is in absolute move in condition and early viewing is highly recommended to avoid disappointment.



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

