



2 Barra Terrace, Dundee, DD4 9SG
Offers Over £90,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



The Chamber Practice are delighted to bring to market this beautifully presented one bed end terraced cottage situated in popular residential area to the north of the City. There are local amenities within walking distance including, convenience stores, supermarket, leisure and recreation facilities and public transport links. Dundee's Kingsway arterial route and the A90 Aberdeen-Perth dual carriageway are a short drive from the property.

Accommodation comprises: entrance hallway with large storage cupboard and connecting doors to lounge, bathroom and bedroom; bright and airy lounge with storage cupboard and connecting door to kitchen; well appointed kitchen fitted with a range of base and wall mounted with complementary worktops and contrasting tiled splashbacks, integrated gas hob and electric oven with extractor hood over, washing machine and part glazed external door to rear garden; contemporary shower room with fitted toilet/vanity unit and slimline cabinet, large shower cubicle housing mains fed shower, heated towel rail and illuminated mirror; and double bedroom with built in wardrobe/storage facilities with hanging rails, drawers and shelving. Externally there are open plan south facing gardens to the front and a fully enclosed, easily maintained garden to the rear.

Practical benefits include double glazing, gas central heating, new windows, internal and external doors.

This particular property, in ready to live in condition, would make an ideal starter home/downsize property early viewing is highly recommended.

- **Pleasant Open Outlook**
- **Nearby Local Amenities**
- **Lounge**
- **Kitchen**
- **Shower Room**
- **Double Bedroom**
- **Double Glazing**
- **Gas Central Heating**
- **Private Gardens**
- **Porch**
- **Absolute Move In Condition**
- **Excellent Starter Home/Downsize Property**



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 

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GROUND FLOOR
45.4 sq.m. approx.



TOTAL FLOOR AREA: 45.4 sq.m. approx.
We warrant every effort has been made to ensure the accuracy of the floorplan, but we do not warrant, measure, or guarantee the accuracy of the floorplan, and we are not responsible to anyone for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used as such for any purpose other than for reference. The measures, systems and appliances shown here are not intended for any purpose other than for reference. © 2014 Chamber Practice. All rights reserved. Made with VisioMap 6.0.0.0.



Included in the sale are all carpets and floor coverings, window blinds, curtain poles, integrated appliances, washing machine and garden shed.