



40 Pitroddie Gardens, Dundee, DD3 9QR
Offers Over £150,000

Contact Solicitors for an
appointment to view or Telephone
Seller direct outwith office hours
07816884410

Chamber Practice 



- **Popular Location**
- **Nearby Local Amenities**
- **Entrance Vestibule**
- **Lounge**
- **Kitchen/Dining Room**
- **3 Bedrooms**
- **Bathroom**
- **Double Glazing**
- **Gas Central Heating**
- **Private Gardens**
- **Lovely Family Home**
- **Absolute Move In Condition**

The Chamber Practice are delighted to bring to market this beautifully presented three bed family home situated in a popular area to the north of the City. Within easy reach of many local amenities, public transport links and schools this mid terraced property provides comfortable, modern living space over two levels with enclosed private gardens to front and rear and on street parking facilities.

Accommodation comprises: entrance vestibule with built in storage facilities; bright and spacious lounge with focal fireplace, French doors leading to rear garden and carpeted staircase leading to upper floor; well appointed kitchen fitted with a range of high gloss base and wall mounted units with contrasting worktops and splashback tiling, integrated fridge freezer, slot in cooker and washing machine and clearly defined dining area with storage cupboard and French doors to lounge. The upper landing has shelved linen cupboard, connecting doors to bathroom and bedrooms and hatch to attic; fully tiled bathroom with W.C., wash hand basin and bath with mains fed shower over, heated towel rail and medicine cabinet with display shelving; master bedroom with built in wardrobes, further double bedroom and box room/nursery.

Benefits include new roof, 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.



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.





Whilst every effort has been made to ensure the accuracy of the floor plan, the seller does not warrant the accuracy of the floor plan. The seller does not warrant the accuracy of the floor plan. The seller does not warrant the accuracy of the floor plan. The seller does not warrant the accuracy of the floor plan.



Included in the sale are all carpets and floor coverings, window blinds where fitted, light fittings, integrated fridge freezer, slot in cooker, washing machine and garden shed.



Chamber Practice

Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

www.thechamberpractice.co.uk

contact@thechamberpractice.co.uk