



1 Dunavon Gardens, Dundee, DD3 9RA

Offers Over £150,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



- **Fully Refurbished**
- **Popular Location**
- **Many Local Amenities**
- **Vestibule**
- **Lounge**
- **Dining Kitchen**
- **Bathroom**
- **3 Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Private Gardens**
- **Carpark**
- **Absolute Move In Condition**
- **Ideal Family Home**

The Chamber Practice are delighted to bring to market this immaculately presented three bed family home which is in ready to live in condition.

With excellent transport links and schools nearby in addition to many local amenities, this fully refurbished semi-detached house provides comfortable, modern living space with private garden to front and enclosed south facing garden to rear. Benefits include double glazing, gas central heating, brand new kitchen, bathroom, boiler, floor coverings, internal doors, external rear door and fresh décor throughout.

Comprising over two levels: entrance vestibule with low level storage and glazed side panel allowing excellent natural light to the lounge; bright and spacious lounge with connecting door to dining kitchen and carpeted staircase to upper level; extremely bright and airy dining kitchen fitted with a range of base and wall mounted units with complementary worktops incorporating breakfast bar; integrated electric hob and oven with extractor hood over, clearly defined dining area, windows to rear and part glazed external door leading to rear garden; on the upper landing there is a shelved storage cupboard, hatch to attic and connecting doors to bathroom and all bedrooms; bathroom with 3 piece suite incorporating W.C., wash hand basin and bath with shower mixer tap and electric shower over, and attractive wet-wall panelling; two double bedrooms with built in wardrobes and a box room/nursery with built in storage facilities.

This particular property will appeal to a variety of purchasers and early viewing is highly recommended.



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.





TOTAL FLOOR AREA: 75.8 sq.m. approx.
*Where any part of the floor is made up of the material of the building, the floor area is calculated on the basis of the area of the floor in the finished state. The floor area is calculated on the basis of the area of the floor in the finished state. The floor area is calculated on the basis of the area of the floor in the finished state.



Included in the sale are all carpets and floor coverings, integrated hob and oven and garden shed.