



**8 Haddington Gardens, Dundee, DD4 0RL**

**Offers Over £140,000**

Contact Solicitor to arrange an  
appointment to view or  
**01382 203000** seller direct  
**07552911714**

**Chamber Practice** 



- **Entrance Vestibule**
- **Lounge**
- **Modern Kitchen**
- **Dining Room**
- **2 Bedrooms**
- **Family Bathroom**
- **Double Glazing**
- **Electric Heating**
- **Driveway and Gardens**
- **Popular Residential Area**
- **Move in Condition**
- **Ideal Family Home**

Fantastic opportunity to purchase this ready to live in 2 bedroom terraced villa situated in a quiet cul de sac in a well established residential area with many local amenities including schools, shops, supermarkets, public transport, leisure and recreation facilities within easy reach. Ballumbie Castle Golf Course is within walking distance.

The property is in excellent decorative throughout and benefits from well-proportioned rooms, double glazing, electric heating and recently installed kitchen.

Accommodation comprises: entrance vestibule with window to side and door leading to the lounge; bright and spacious lounge with window overlooking front garden, glazed door to the dining room which leads to the kitchen and carpeted staircase to upper floor; ample space for a family dining table and chairs, window overlooking rear garden; newly fitted kitchen with sleek base and wall mounted units with contrasting worktops and splashbacks, integrated hob and electric oven, external door leading to the rear garden; upper landing with storage cupboard, doors to bedrooms and bathroom and hatch to partially floored attic; bathroom with 3 piece suite incorporating W.C., wash hand basin and bath with electric shower over, attractive tiling; two double bedrooms, both having built in wardrobe/storage facilities. Externally there is a driveway to the front offering off street parking, enclosed gardens to the rear with areas of grass, patio and decking.

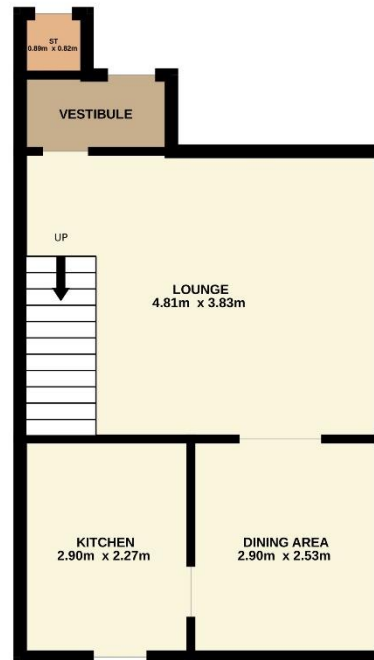
This particular property would make an ideal starter/family home and early viewing is highly recommended.

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.





*Included in the sale are all integrated appliances, all carpets and floor coverings, window blinds where fitted, light fittings, washing machine, fridge freezer, breakfast bar and stools, garden shed & storage box.*

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.