



**12 Fyffe Street, Dundee, DD1 5QL**  
**Offers Over £145,000**

Contact Solicitors for an  
appointment to view  
**01382 203000**

**Chamber Practice** 



The Chamber Practice are delighted to bring to market this well presented two bed mid terraced family home located in a popular residential area with local amenities close by. Dundee City Centre is within walking distance as are both Universities and Ninewells Teaching Hospital is within easy reach.

Accommodation comprises entrance hallway with connecting doors to lounge, kitchen and utility room and carpeted staircase to upper floor; bright and airy lounge; spacious dining kitchen fitted with a range of base and wall mounted units with contrasting worktops and tiled splashbacks, integrated electric hob and oven, external door leading to rear garden; utility room with work surface and plumbing for automatic washing machine; upper landing with 2 storage cupboards, doors to bedrooms and shower room and hatch to attic; modern shower room with fitted toilet/vanity unit and shower cubicle housing electric shower, full wet-wall panelling and heated towel rail; and two double bedrooms, one of which has built in storage facilities. Externally there is a fully enclosed, south-facing garden and driveway to the rear.

Practical benefits include double glazing, gas central heating, modern shower room and excellent storage facilities.

This property would make an ideal starter home and early viewing is recommended.

- **Popular Location**
- **Nearby Local Amenities**
- **Easy Reach of Ninewells & City Centre**
- **Hallway**
- **Lounge**
- **Dining Kitchen**
- **Shower Room**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **South-Facing Garden**
- **Driveway**



**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.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

*Included in the sale are all carpets and floor coverings, curtain poles where fitted, integrated hob and oven.*