



**38 Forres Crescent, Dundee, DD3 0EW**

**OFFERS OVER £150,000**

Contact Solicitors for an  
appointment to view or  
telephone seller direct outwith  
office hours

**07773027899**

**Chamber Practice** 



The Chamber Practice are delighted to bring to market this spacious and well presented 3 bed family home which is in ready to live in condition.

The property is situated on a large corner plot in a popular residential area with excellent transport links and schools nearby. There are also many local amenities, including supermarket, shops and leisure and recreation facilities within walking distance. Dundee City Centre is within easy reach and the Kingsway, with its main arterial routes, is a short distance from the property.

Accommodation comprises: entrance hallway with carpeted staircase to upper level accommodation; bright and spacious lounge with front facing window; modern kitchen fitted with a range of sleek base and wall mounted units with contrasting worktops and splashback tiling, range style cooker with extractor hood over, and ample space for table and chairs; home office/dining/bedroom 3 with French doors to rear garden; upper landing with windows on half landing allowing excellent natural light, storage cupboard and hatch with pull down ladder to attic room; fully tiled bathroom with W.C., wash hand basin and bath with mains fed shower over and two generous double bedrooms. Externally there are extensive gardens to front, side and rear and monobloc driveway providing off street parking facilities.

This particular property would make an excellent family home and early viewing is essential.

- **End Terraced Villa on Large Corner Plot**
- **Hallway**
- **Lounge**
- **Dining Kitchen**
- **Bathroom**
- **3 Bedrooms**
- **Attic Room**
- **DG & GCH**
- **Extensive Gardens**
- **Monobloc Driveway**
- **Absolute Move in Condition**
- **Lovely Family Home**

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  
51.0 sq.m. approx.

1ST FLOOR  
48.0 sq.m. approx.



TOTAL FLOOR AREA: 99.0 sq.m. approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors 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.  
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*Included in the sale are all carpets and floor coverings and range style cooker. Other appliances may be negotiated separately*

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.