



55 St. Ninian Terrace, Dundee, DD3 9LS
Offers Over £110,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



The Chamber Practice are delighted to bring to market this beautifully presented two bed family home situated in a well-established residential area.

With excellent transport links and schools nearby in addition to many local amenities, this mid terraced house provides comfortable, modern living space over two levels. Benefits include double glazing, gas central heating and quality floor coverings throughout.

Accommodation comprises: entrance hallway; bright and spacious lounge with wall mounted contemporary electric fire; galley style kitchen fitted with a range of base and wall mounted units with complementary worktops and breakfast bar and connecting doorway to utility area which has fitted drawer unit, space for fridge freezer, under stair storage and external door leading to rear garden; upper landing with doors to bathroom and bedrooms and hatch to attic; stylish bathroom with W.C., wash hand basin and bath with electric shower over, glazed shower screen and full wet-wall panelling; and two double bedrooms with built in wardrobe/storage facilities. Externally there is an easily maintained enclosed garden to front and enclosed rear garden with lawn, gravel and paved areas, drying green and summerhouse.

This particular property is in ready to live in condition early viewing is recommended.

- **Popular Location Close to Many Amenities**
- **Lounge**
- **Kitchen & Utility Area**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Private Gardens**
- **Summerhouse**
- **Move In Condition**
- **Lovely Starter Home**



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
33.8 sq.m. approx.



1ST FLOOR
33.8 sq.m. approx.



TOTAL FLOOR AREA: 67.6 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan depicted herein, measurements of actual dimensions, areas and any other items are approximate and are not intended to be used for any purpose other than as a guide. The details for floorplan purposes only are illustrative and should not be used for any purpose other than as a guide. The final floorplan will apply to the actual floor plan as shown and is subject to any variations or amendments that may be required or agreed. Made with Metropix 6/2020.

Included in the sale are all carpets and floor coverings, window blinds where fitted, light fittings, fire in lounge, washing machine and Summerhouse with furnishings as seen.

