



29 Downie Park, Dundee, DD3 8JW
OFFERS OVER £195,000

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

07985039711

Chamber Practice 



- **Sought After Location**
- **Vestibule**
- **Hallway**
- **Lounge with Bay Window**
- **Kitchen**
- **Bathroom**
- **3 Double Bedrooms**
- **Cloakroom**
- **DG & GCH**
- **Private Gardens**
- **Large Driveway**
- **Garage**
- **Ideal Family Home**

The Chamber Practice are delighted to bring to market this 3 bed semi-detached villa located in a popular residential area within walking distance of many local amenities, public transport links and Caird Park. Kingsway West Retail Park and Dundee City Centre are within easy reach and the Kingsway main arterial route is a short drive from the property.

The subjects are in good decorative order throughout and comprise entrance vestibule; hallway with storage cupboard, connecting doors to lounge, kitchen, ground floor bedroom/dining room and cloakroom and carpeted staircase to upper floor; bright and spacious lounge with bay window and focal fireplace; kitchen with fitted base and wall mounted units finished in white with contrasting worktops and splashbacks, integrated electric hob and oven, space for fridge freezer, plumbing for washing machine and external door to side; spacious double bedroom/dining room with window to rear; cloakroom with W.C. and wash hand basin; upper landing with window to side allowing excellent natural light, connecting doors to bedrooms and bathroom, storage cupboard and hatch to attic; bright and airy double bedroom with built in storage facilities; further double bedroom with window to rear; and partially tiled bathroom with W.C., vanity unit and bath with electric shower over. Externally there are enclosed, easily maintained gardens to front and rear and large tarmac driveway to the side leading to a spacious garage with electric door, providing ample parking facilities for several vehicles.

Benefits include well proportioned rooms, double glazing, gas central heating and lovely views towards the Sidlaws from the north facing windows.

This particular property would make an ideal family home and early viewing is highly recommended to appreciate the potential and location of the subjects on offer.

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



1ST FLOOR



While 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.
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Included in the sale are all carpets and floor coverings, window blinds where fitted, integrated hob and oven.

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.

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