



**3 Crombie Terrace, Dundee, DD4 7LJ**  
**Offers Over £135,000**

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

**Chamber Practice** 





The Chamber Practice are delighted to bring to market this ready to live in two bed family home situated in a sought after residential area close to Dundee's Kingsway and only a short drive into the City Centre and central Broughty Ferry. Kingsway East Retail Park, Aldi Supermarket, schools and main bus route are all within easy reach.

The subjects are in excellent decorative order throughout and provide comfortable, modern living space over two levels. Benefits include Wren kitchen (still under Warranty) modern bathroom, double glazing, gas central heating with Hive thermostat, composite external rear door and LVT flooring throughout the ground floor.

Accommodation comprises entrance hallway with connecting door to lounge and carpeted staircase to upper floor; bright and airy lounge with focal fireplace, recessed display shelving, low level storage and window overlooking front garden; beautifully appointed dining kitchen with contemporary base and wall mounted units with complementary worktops and splashbacks, integrated induction hob, electric oven, microwave and fridge freezer, storage cupboard and external door leading to rear garden. On the upper floor there is a stylish bathroom with fitted toilet/vanity unit and shower-bath with electric shower over, attractive tiling and wet-wall panelling and heated towel rail; and two double bedrooms, one having built in wardrobe/storage facilities. Externally there are private gardens to front and rear.

Early viewing of this lovely family home is essential.



- **Sought After Location**
- **Nearby Local Amenities**
- **Lounge**
- **Dining Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Private Gardens**
- **Excellent School Catchments**
- **Absolute Move In Condition**
- **Lovely Family 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.



**Chamber Practice** 

Dundee: 01382 203000

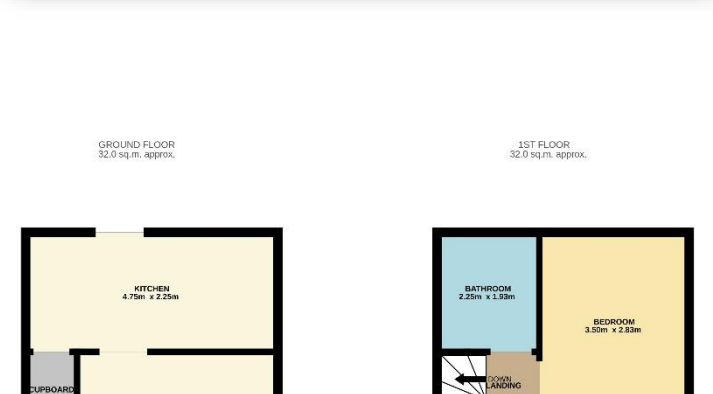
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**TOTAL FLOOR AREA : 64.0 sq.m. approx.**

While every attempt has been made to ensure the accuracy of the floor area contained here, measurement of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 up at Mumbai 02/05



## Chamber Practice

**contact@thechamberpractice.co.uk**