



48 Dalcraig Crescent Dundee, DD4 7UB
OFFERS OVER £180,000

Contact Solicitors for an
appointment to view or contact
Seller direct outwith office hours
07918952999

Chamber Practice 



- **Sought After Location**
- **Lounge**
- **Kitchen**
- **Dining Room**
- **Bathroom**
- **3 Bedrooms**
- **Double Glazing**
- **Infrared Heating System**
- **Integrated Appliances**
- **South Facing Garden**
- **Garage**
- **Excellent School Catchments**
- **Absolute Move in Condition**
- **Superb Family Home**

The Chamber Practice are delighted to bring to market this beautifully presented three bed mid terraced villa situated in a sought after residential area close to Dundee's Kingsway arterial route and only a short drive into the City Centre and central Broughty Ferry. Local amenities include convenience stores, leisure and recreation facilities and public transport link. Educational needs are catered for at nearby Craigiebarns Primary School, Grove Academy and Gardyne College.

The subjects have been upgraded to an extremely high standard by the current owners creating a home of modern style in absolute ready to live in condition. Benefits include new kitchen, bathroom, double glazing, infrared heating system and internal and external doors. Quality floor coverings and contemporary décor further enhance this fabulous family home.

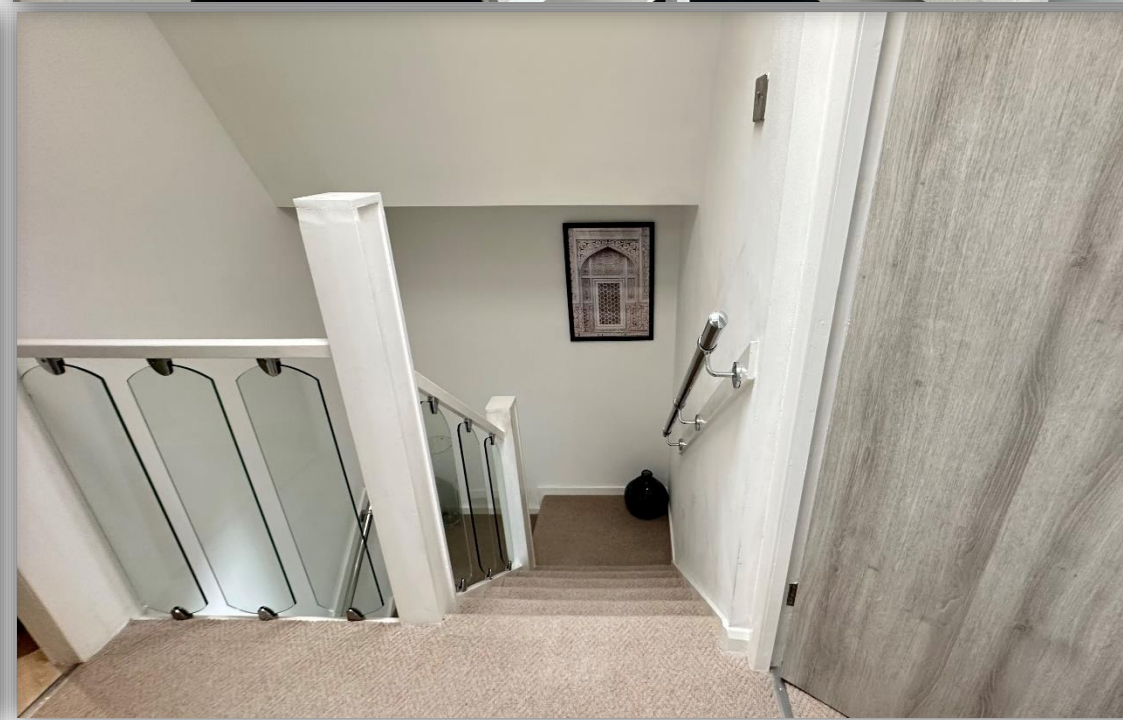
Accommodation comprises dining room with feature panel wall, utility cupboard, built in storage and carpeted staircase with glass balustrade leading to upper floor; open plan lounge/kitchen with feature wall, French doors leading to rear garden and beautifully appointed kitchen with high gloss base and wall mounted units with complementary worktops and splashback tiling, integrated hob, double oven, fridge freezer and dishwasher. On the upper floor there is a sophisticated bathroom with four piece suite incorporating fitted toilet/vanity unit, Japanese bath and walk in shower cubicle; two double bedrooms with built in wardrobe/storage facilities and a single bedroom, currently used as a dressing room. Externally there are fully enclosed split level south-facing rear gardens with external socket, led lighting and door to garage/workshop providing off street parking facilities.

It is anticipated this particular property will prove extremely popular and early viewing is a must to avoid disappointment.

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.



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Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

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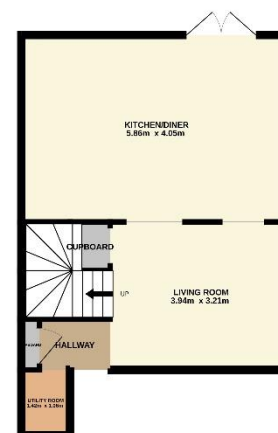
contact@thechamberpractice.co.uk





GROUND FLOOR
44.0 sq.m. approx.

1ST FLOOR
42.5 sq.m. approx.



TOTAL FLOOR AREA: 86.5 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and other parts are approximate and the purchaser is advised to verify the accuracy of the measurements. The plan for the above property may not be drawn to scale and is not intended to be used as a guide for any purpose other than to provide a general impression of the property. The purchaser is advised to verify the accuracy of the measurements as to their suitability for their own use. Measurements are not guaranteed.



Included in the sale are all carpets and floor coverings, window blinds and shutters where fitted, light fittings and integrated appliances.

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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