



**124 St. Kilda Road, Dundee, DD3 9NJ**  
**Offers Over £100,000**

Contact Solicitors for an  
appointment to view or contact seller  
direct outwith office hours  
**07724596959**

**Chamber Practice** 





The Chamber Practice are delighted to bring to market this well presented two bed family home situated in a well-established residential area popular with young families and first time buyers.

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

Accommodation comprises: entrance hallway with carpeted staircase to upper floor; bright and spacious lounge with focal fireplace; galley style kitchen fitted with a range of base and wall mounted units with complementary worktops and splashback tiling, slot in cooker, under counter fridge and washing machine and doorway to rear hall which has large walk-in storage cupboard and external door leading to rear garden. On the upper floor there is a spacious double bedroom with built in storage facilities and free standing mirrored wardrobes; further double bedroom with built in wardrobe/storage facilities; and fully tiled shower room with W.C., wash hand basin and shower cubicle housing mains fed shower. Externally there is an easily maintained enclosed garden to front with driveway gates and split level enclosed rear garden with paved and gravel areas and garden shed.

This particular property would make an ideal first time buy/family home and early viewing is recommended.

- **Popular Location**
- **Many Local Amenities**
- **Lounge**
- **Kitchen**
- **Shower Room**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Private Gardens**
- **Move In Condition**
- **Ideal First Time Buy/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.

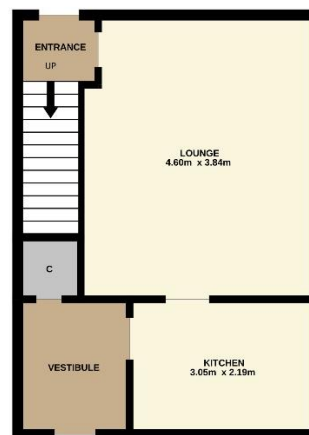
Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.







GROUND FLOOR  
33.7 sq.m. approx.



1ST FLOOR  
38.3 sq.m. approx.



TOTAL FLOOR AREA: 72.0 sq.m. approx.

Whilst 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 quantity or efficiency can be given.  
Made with Metagix (2/22)



*Included in the sale are all carpets and floor coverings, window blinds and curtains where fitted, fireplace, cooker, washing machine, fridge and garden shed.*

**Chamber Practice**

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Brechin: 01356 622289

Cupar: 01334 658222

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