



21 Ladywell Avenue, Dundee, DD1 2LA

OFFERS OVER £140,000

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

07725879086

Chamber Practice 



- **Ready to Live in 3 Bed Townhouse**
- **Walking Distance of City Centre**
- **Hallway**
- **Kitchen/Dining/Family Room**
- **Lounge**
- **Bathroom & Cloakroom**
- **3 Bedrooms**
- **DG & GCH**
- **Integrated Appliances**
- **Excellent Storage Facilities**
- **South Facing Garden**
- **Car Park**
- **Immaculate Condition**
- **Lovely Family Home**

The Chamber Practice are delighted to bring to market this beautifully presented 3 bedroom end terraced townhouse situated within walking distance of all City Centre amenities, Universities, Bus and Rail Stations.

The property has been fully refurbished by the current owners and is tastefully decorated throughout. Benefits include modern kitchen, bathroom and cloakroom, double glazing, gas central heating, well proportioned rooms and plentiful storage.

Ground floor accommodation comprises hallway with 2 storage cupboards and carpeted staircase to upper floor; large open plan kitchen/dining/family room which is fitted with a range of wall and base mounted units with contrasting worktops incorporating breakfast bar, integrated hob, oven, fridge freezer, washing machine, dishwasher and tumble dryer, clearly defined sitting/dining area with French doors leading to rear garden; and stylish cloakroom with W.C, wash hand basin, full wet-wall panelling and heated towel rail. On the first floor there is a bright and spacious lounge; and stylish family bathroom incorporating 3 piece white suite with shower over bath, full wet-wall panelling and heated towel rail; and on the second floor there are 3 bedrooms and further built in storage facilities.

Externally there are fully enclosed south facing rear gardens which are paved for ease of maintenance and residents car parking facilities.

This immaculate family home is in absolute move in condition and early viewing is highly recommended to avoid disappointment.

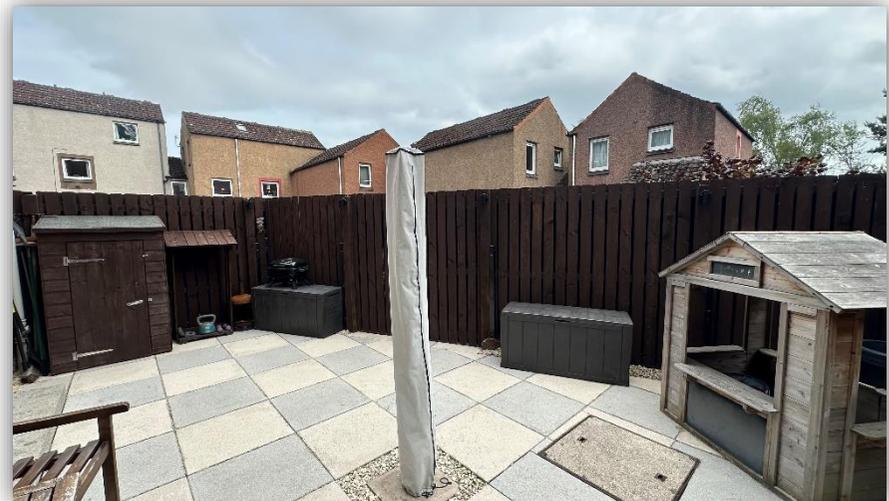
Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

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.



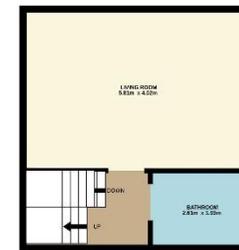




GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 is given 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, 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.