



**132 Thurso Crescent, Dundee, DD2 4AX**

**Offers Over £115,000**

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

**Chamber Practice** 



Great opportunity to purchase this attractive home offering well proportioned accommodation over two levels which will appeal to a wide range of buyers including first-time purchasers, small families and healthcare professionals.

Conveniently located within a 5 – 10 minute walk of Ninewells Hospital and with many local amenities, including convenience stores, schools and public transport links within easy reach. Dundee City Centre and the Technology Park are just a short drive away.

Ground floor accommodation comprises a bright and spacious lounge/dining room with French doors providing direct access to a fully enclosed, low maintenance rear garden, perfect for outdoor dining and entertaining. The kitchen is fitted with a range of base and wall mounted units with integrated gas hob and electric oven and offers ample storage and workspace.

On the upper floor there are two generous double bedrooms, one of which benefits from views over the rooftops towards the River Tay. The accommodation is completed by a family bathroom fitted with a mains fed shower over the bath.

Externally, the property features private front and rear gardens designed for ease of maintenance.

Early viewing of this ready to live in property is highly recommended.

- **WELL PRESENTED TERRACED VILLA**
- **LOUNGE/DINING WITH FRENCH DOORS**
- **MODERN KITCHEN WITH INTEGRATED HOB & OVEN**
- **BATHROOM WITH SHOWER**
- **TWO DOUBLE BEDROOMS**
- **DG & GCH**
- **PRIVATE GARDENS**
- **RIVER VIEWS**
- **CLOSE TO NINEWELLS**
- **MANY LOCAL AMENITIES**
- **MOVE IN CONDITION**



**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** 

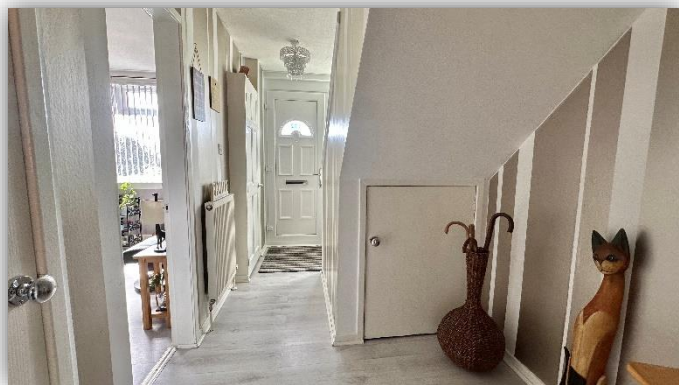
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*Included in the sale are all carpets and floor coverings, window blinds where fitted, integrated hob and oven.*

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