



17 Lennox Gardens, Dundee, DD2 2UA

OFFERS OVER £175,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



- **END TERRACED THREE BEDROOM VILLA**
- **FLEXIBLE AND WELL PROPORTIONED ACCOMMODATION**
- **LOUNGE AND DINING ROOM**
- **FITTED KITCHEN**
- **CLOAKROOM/WC**
- **GROUND FLOOR BEDROOM/HOME OFFICE**
- **TWO DOUBLE BEDROOMS WITH BUILT-IN WARDROBES**
- **ADDITIONAL BOX ROOM IDEAL AS NURSERY, STUDY OR DRESSING ROOM**
- **MODERN SHOWER ROOM**
- **SOUTH-FACING UPPER FLOOR ROOMS WITH VIEWS TOWARDS THE RIVER TAY**
- **PRIVATE GARDENS TO FRONT AND REAR**
- **LOCK-UP GARAGE**
- **IDEAL FAMILY HOME IN A POPULAR AREA CLOSE TO NINEWELLS**

The Chamber Practice are delighted to bring to market this well-presented three bedroom end terraced villa offering flexible and spacious accommodation, ideal for modern family living. Situated in a desirable residential area the property enjoys private gardens to the front and rear along with the added benefit of a lock-up garage.

The ground floor accommodation begins with a welcoming vestibule leading into a bright and comfortable lounge. A separate dining room provides an excellent space for entertaining, while the kitchen offers ample storage and workspace. Also on this level is a convenient cloakroom and a versatile third bedroom, currently suited for use as a home office or guest room.

On the first floor there are two double bedrooms, both benefiting from built-in wardrobes, and a useful box room offers ideal space for a nursery or dressing room. The accommodation is completed by a modern shower room.

The property further benefits from attractive outlooks with the south-facing upper floor rooms enjoying views towards the River Tay. Externally, the private gardens provide a pleasant outdoor space for relaxation and recreation.

This particular property would make an excellent family home and early viewing is highly recommended.

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.

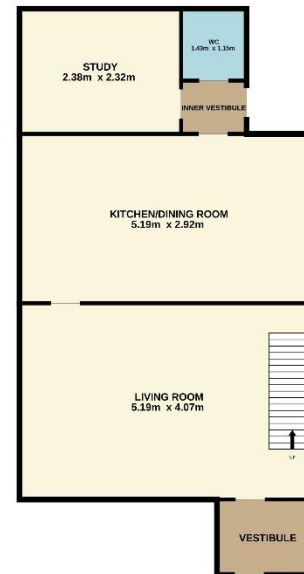






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, elevations, sections and any other descriptive information are subject to 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 operation or existence is given.
 Plans are for information only.
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Included in the sale are all carpets and floor coverings, curtains and blinds where fitted, integrated hob, oven and fridge freezer, washing machine tumble dryer, dishwasher and garden shed.

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.