



**23 Elgin Street, Dundee, DD3 8NL**  
**Offers Over £130,000**

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

**Chamber Practice** 



Fantastic opportunity to purchase this three bedroom terraced home offering excellent potential for buyers looking to put their own stamp on a property. Set in a popular location, the accommodation is well-proportioned and benefits from both front and rear access.

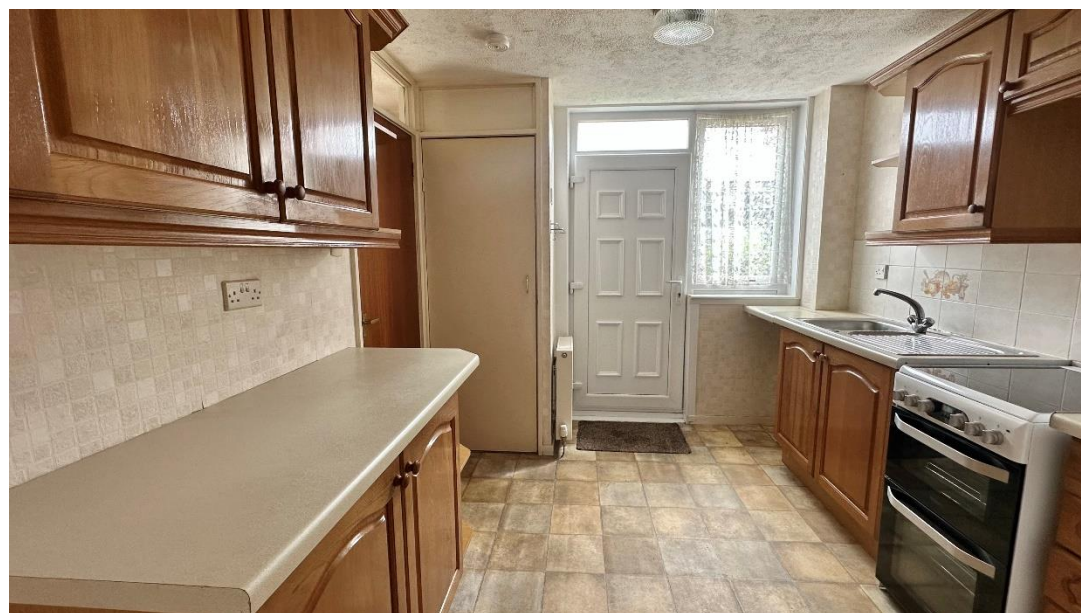
The ground floor comprises a welcoming hallway with a useful under stair storage cupboard and a bright lounge/dining room featuring dual aspect windows, allowing for plenty of natural light. The kitchen has fitted base and wall mounted units, slot in electric cooker, larder cupboard and external door providing direct access to the rear garden, making it ideal for everyday living and entertaining.

Upstairs the property offers two spacious double bedrooms, both with built-in wardrobe/storage facilities, a single bedroom with storage cupboard, a modern style shower room with full wet-wall panelling and a partially floored attic, accessed via a pull-down ladder.

Externally the property benefits from a mono bloc driveway to the front, private garden to the rear and residents car parks.

While the property would benefit from a degree of modernisation, it presents a fantastic opportunity for buyers to create a comfortable home tailored to their own tastes.

- Terraced Villa
- Popular Location
- Hallway
- Lounge/Dining
- Kitchen
- Shower Room
- 3 Bedrooms
- Double Glazing
- Gas Central Heating
- Excellent Storage Facilities
- Private Rear Garden
- Monobloc Driveway
- Some Modernisation Required
- Ideal Family Home



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.



