



51 Leyshade Court, Dundee, DD4 8XN
Fixed £130,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



Great opportunity to purchase this well presented two bed mid terraced villa situated in quiet cul de sac in a well-established residential area. Nearby amenities include local convenience stores, schools, Kingsway East Retail Park, recreation facilities and main bus route. Dundee City Centre is within easy reach and the Kingsway main arterial route is a short distance from the property.

Ground floor accommodation comprises a bright and spacious open plan lounge and dining kitchen, creating an excellent space for both everyday living and entertaining. The kitchen also benefits from direct access to the enclosed rear garden, providing a seamless connection between indoor and outdoor living. On the upper floor there are two well proportioned double bedrooms, both offering built in wardrobe/storage facilities, a family bathroom and a partially floored attic providing additional storage space.

Externally there is a fully enclosed garden to the rear and driveway to the front providing convenient off street parking.

This particular property will appeal to young families and first time buyers alike and early viewing is recommended.

- **Quiet Cul de Sac**
- **Many Nearby Amenities**
- **Entrance Vestibule**
- **Open Plan Lounge/Dining Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Electric Heating**
- **Plentiful Storage**
- **Private Gardens**
- **Driveway**
- **Ideal 1st 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.





TOTAL FLOOR AREA: 53.2 sq. m. approx.

Included in the sale are all carpets and floor coverings, window blinds where fitted and electric cooker.