



5A Kilberry Street, Dundee, DD3 6DE

Offers Over £150,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



- **Popular Residential Area**
- **Lounge/Dining**
- **Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Integrated Appliances & White Goods**
- **Private Garden**
- **Monobloc Driveway**
- **Move In Condition**
- **Ideal Starter Home/Buy to Let Investment**

Great opportunity to purchase this well presented two bedroom end terraced villa situated within a popular residential area of Dundee, enjoying convenient access to local amenities, schools, public transport links and commuter routes. The property offers comfortable accommodation over two levels and is ideally suited to first time buyers, young families or buy-to-let investors.

The accommodation begins with a welcoming entrance vestibule, complete with a large storage cupboard, leading into a bright and spacious open plan lounge, dining and kitchen area with integrated appliances and white goods. The lounge provides a comfortable living space with a staircase leading to the upper floor while French doors from the dining area open directly onto the enclosed rear garden, creating an excellent space for both everyday living and entertaining.

On the upper level the property comprises two well proportioned double bedrooms, both benefitting from built-in storage facilities, together with a family bathroom.

Further benefits include double glazing, gas central heating, a private driveway providing off street parking to the front and an enclosed rear garden offering a safe and secure outdoor space.

Early viewing is recommended to appreciate the accommodation, location and value on offer.



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.

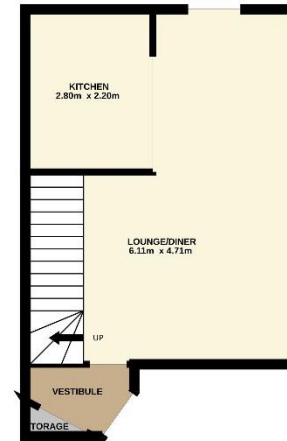
Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of 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 guidance purposes only and should be used as such by any prospective purchaser. The intended, agreed and applicable room uses set below should not be used as a guide as to their suitability or efficiency can be given.
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Included in the sale are all carpets and floor coverings, integrated appliances and garden shed. The fridge freezer and washing machine may be included if required.