



**11 McLean Place, Dundee, DD3 9QH**  
**Offers Over £130,000**

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

**Chamber Practice** 





The Chamber Practice are delighted to bring to market this beautifully presented two bed family home which has been fully refurbished to a high standard by the current owner.

With excellent transport links and schools nearby in addition to many local amenities, this mid terraced house provides comfortable, modern living space over two levels with an additional versatile fully floored attic room. Benefits include double glazing, gas central heating, and quality fittings, fixtures and floor coverings throughout.

Accommodation comprises: entrance hallway; bright and spacious lounge with front facing window and French doors leading to rear garden; modern kitchen fitted with a range of high gloss base and wall mounted with complementary worktops and splashbacks, integrated gas hob, electric oven, microwave, dishwasher and washing machine and useful storage cupboard; upper landing with doors to bedrooms and shower room and staircase leading to attic room; fully tiled shower room with W.C., vanity unit and shower cubicle housing mains fed shower, heated towel rail and illuminated mirror; two double bedrooms with built in wardrobe/storage facilities; and large fully floored attic room with Velux windows. Externally there are fully enclosed gardens to front and rear.

This particular property is in absolute move in condition and early viewing is highly recommended to avoid disappointment.

- **Popular Location Close to Many Amenities**
- **Fully Refurbished**
- **Lounge with French Doors**
- **Kitchen with Integrated Appliances**
- **Shower Room**
- **2 Double Bedrooms**
- **Attic Room**
- **DG & GCH**
- **Private Gardens**
- **Absolute Move In Condition**
- **Ideal Starter 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.







GROUND FLOOR



1ST FLOOR



2ND 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 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 operability or efficiency can be given.  
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*Included in the sale are all carpets and floor coverings, window blinds and curtains where fitted, light fittings, integrated appliances and garden shed.*