



**187 Harestane Road, Dundee, DD3 0NA**  
**Offers Over £125,000**

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

**Chamber Practice** 



- **Popular Location**
- **Nearby Local Amenities**
- **Lounge**
- **Modern Kitchen**
- **2 Double Bedrooms**
- **Stylish Shower Room**
- **Double Glazing**
- **Gas Central Heating**
- **Integrated Appliances**
- **South Facing Rear Garden**
- **Monobloc Driveway**
- **Immaculate Condition**
- **Fantastic Starter Home**

Fantastic opportunity to purchase this immaculate 2 bed mid terraced villa situated in a popular residential area with excellent transport links and schools nearby. There are also many local amenities, including supermarket, local convenience stores and leisure and recreation facilities within easy reach.

The property is in excellent decorative order throughout, having been fully refurbished by the current owners, and is in ready to live in condition. Benefits include new windows, doors, kitchen and shower room. Quality floor coverings and tastefully decor throughout further enhance this lovely family home.

Accommodation comprises entrance hallway with door to lounge and carpeted staircase to upper floor; bright and spacious lounge with focal fireplace and French doors leading to rear garden; beautifully appointed kitchen fitted with a range of high gloss base and wall mounted units with complementary worktops and splashbacks, integrated 5 burner gas hob, electric oven, microwave, fridge freezer, dishwasher, washing machine and wine cooler, storage cupboard. On the upper floor there is a stylish fully tiled shower room with W.C., vanity unit and shower cubicle housing mains fed shower, heated towel rail and illuminated Bluetooth mirror; and 2 double bedrooms, one of which has built in storage facilities. Externally there is a fully enclosed south facing garden to the rear with paving, lawn and decked areas and large summerhouse with power points and lighting and a Monobloc driveway to the front provides ample off street parking facilities.

This particular property is likely to prove popular 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.





These plans are intended to provide a general impression of the property and are not intended to be used as a basis for any legal proceedings. The seller does not warrant the accuracy of the information provided in these plans and does not accept any liability for any errors or omissions. The plans are for information only and do not constitute an offer of any property. The plans are subject to change without notice. The seller does not warrant the accuracy of the information provided in these plans and does not accept any liability for any errors or omissions. The plans are for information only and do not constitute an offer of any property. The plans are subject to change without notice.



*Included in the sale are all carpets and floor coverings, window blinds and curtains where fitted, light fittings, integrated appliances and summerhouse.*