



89 Kinghorne Road, Dundee,

DD3 6PX

OFFERS OVER £200,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



- **SPACIOUS AND VERY WELL PRESENTED 4 BEDROOM MID-TERRACED TOWNHOUSE**
- **BRIGHT FAMILY ROOM WITH CONSERVATORY ACCESS**
- **WELL-APPOINTED KITCHEN WITH RANGE COOKER AND AMERICAN STYLE FRIDGE FREEZER**
- **SEPARATE UTILITY ROOM**
- **GROUND FLOOR SHOWER ROOM AND WC**
- **GENEROUS FIRST FLOOR LOUNGE**
- **FOUR WELL-PROPORTIONED DOUBLE BEDROOMS**
- **MODERN FAMILY BATHROOM**
- **PRIVATE SOUTH-FACING FRONT GARDEN**
- **LARGE SHED/WORKSHOP IDEAL FOR STORAGE OR HOME OFFICE**
- **CAR PARK & ON STREET PARKING**

The Chamber Practice are delighted to bring to market this spacious and exceptionally well-presented four bedroom mid terraced townhouse, ideally suited for modern family living.

The subjects are located in a popular residential area within easy reach of many local amenities including schools, a variety of shops and takeaways, Dudhope Park and public transport links. Dundee City Centre is within reasonable walking distance.

The ground floor offers a welcoming hallway leading to a versatile family room, complete with a bright conservatory providing direct access to the garden. The well-appointed dining kitchen is complemented by a separate utility room, along with the convenience of a shower room and WC on this level.

On the first floor a generous and comfortable lounge provides an ideal space for relaxation, alongside two well-proportioned double bedrooms. The second floor hosts a further two double bedrooms and a contemporary family bathroom, offering flexible accommodation for growing families or those working from home.

Externally the property benefits from a private, south-facing front garden, perfect for enjoying sunlight throughout the day, as well as an enclosed rear garden featuring a large shed/workshop with power points and lighting, ideal for storage, hobbies or a home office. A car park to the rear adds further practicality.

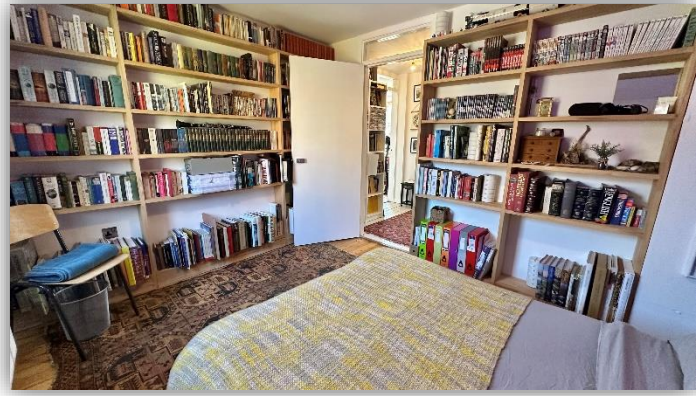
Early viewing is highly recommended to fully appreciate the space, versatility and quality this superb home has to offer.

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.







Included in the sale are all carpets and floor coverings, window blinds where fitted, Range cooker and American style fridge freezer.

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.

Chamber Practice 

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