



69 Buttars Loan, Dundee DD2 4UL

**Offers over £165,000**

**Chamber Practice** 



- 4 Bedrooms
- Spacious Dining Kitchen
- Bathroom & Shower
- Separate W.C
- GCH & DG
- Garden To Front & Rear
- Shed
- Driveway

This 4 bed property is located in a very popular residential area of the city and provides excellent access links throughout Dundee, to the A90 dual carriageway and Ninewells Hospital which is just a short 5 minute drive away. Forming part of a small and exclusive development completed by H&H Properties in 2010, this property has all the space and style you would expect from a quality family home.

Over two levels, the property comprises, entrance hallway, W.C, Bright, naturally well-lit lounge, Dining kitchen with French windows leading out onto the rear garden. The kitchen also features an integrated oven, hob and extractor hood. Staircase , modern partially tiled family bathroom with white suite and thermostatic shower over the bath, 4 bedrooms all with build in wardrobes/storage.

To the rear of the property there is a fully enclosed good sized garden laid to turf with a decked area and garden shed. Off street parking for two cars can be found to the front of the property in the form of a paved driveway.

28 Clerk Street Brechin 01356 622 289

15 Albert Square Dundee 01382 203 000

269 Holburn Street Aberdeen 01224 433 301

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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.



### **DIMENSIONS (approximate)**

**Lounge: 4.98m x 3.6m**

**Bed 2: 2.8m x 2.2m**

**Kitchen: 2.7m x 2.2m**

**Bed 3: 3.7m x 3.4m**

**Dining Area: 3.9m x 3.6m**

**Bed 4: 3.4m x 2.2m**

**Bed 1(master): 3.8m x 3.7m**

**Bathroom: 2.2m x 2.2m**

*Bedroom dimensions are exclusive of fitted wardrobes*

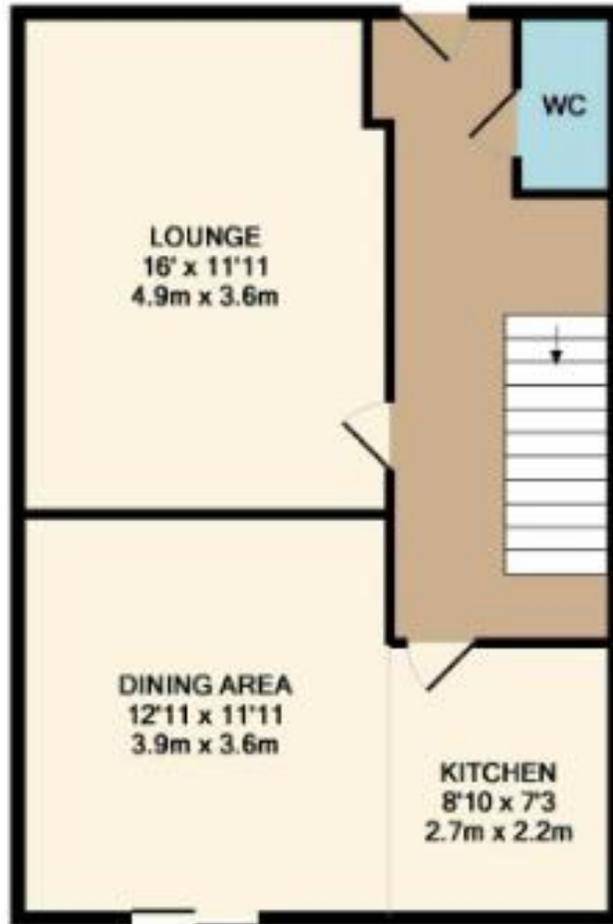
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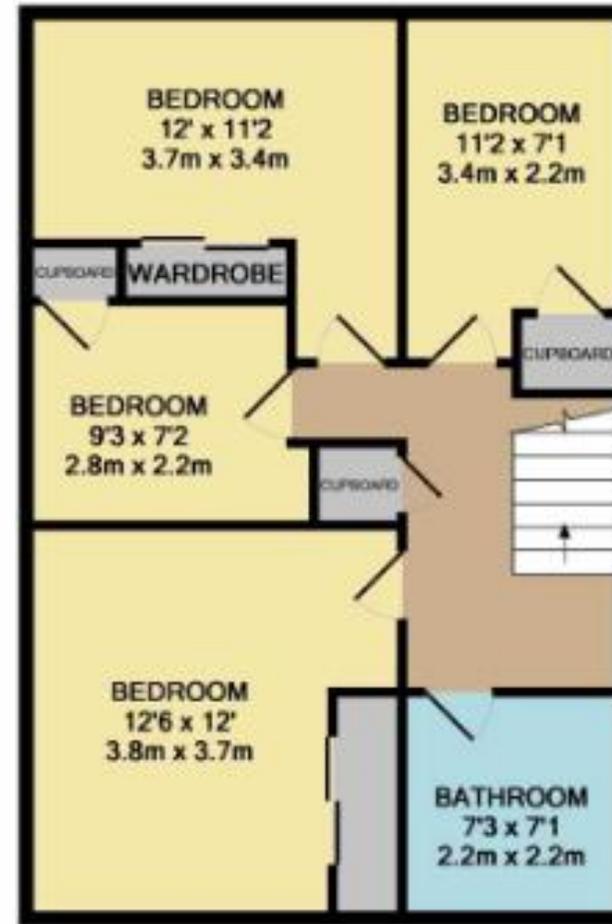
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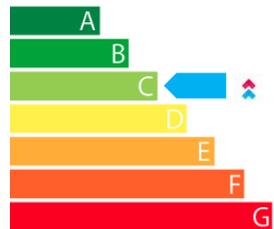
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GROUND FLOOR



1ST FLOOR



This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale. 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.

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