



**HARMONY HOMES**  
ESTATE AGENCY



6 Cobden Court, Dundee, DD3 6BX

Offers over £220,000



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Offers over £220,000

# 6 Cobden Court

Dundee, DD3 6BX

Nestled in the desirable Cobden Court area of Dundee, this immaculately presented semi-detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,012 square feet, this property is ideally suited for first-time buyers or families seeking more space.

Upon entering, you are welcomed into a spacious living room that flows seamlessly into a very large kitchen and dining area, perfect for entertaining or family gatherings. The ground floor also features a separate utility room and a convenient downstairs W/C, enhancing the practicality of the home.

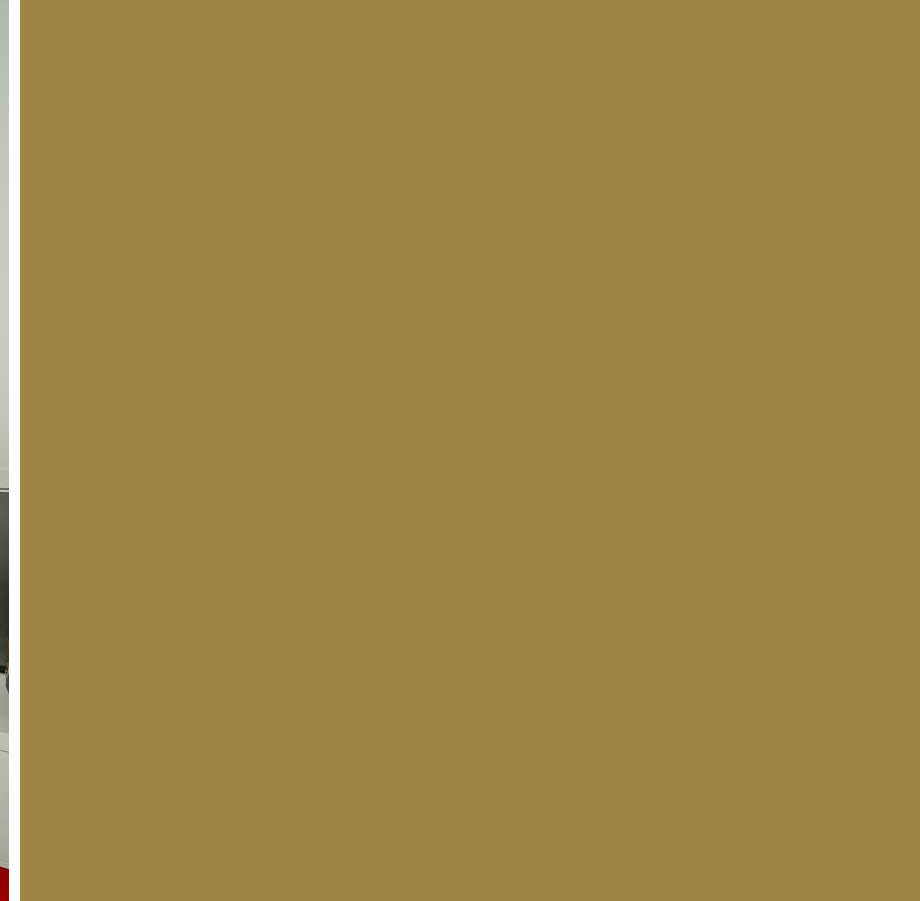
Upstairs, you will find three generously sized double bedrooms, ensuring ample space for relaxation and rest. The master bedroom boasts an ensuite bathroom, while a beautifully appointed family bathroom serves the other two bedrooms, providing convenience for all.

The property benefits from gas central heating and double glazing throughout, ensuring warmth and energy efficiency. Situated on a corner plot, it also offers parking for up to three vehicles, a rare find in such a sought-after location.

Built in 1997, this home is in move-in condition, allowing you to settle in without the need for immediate renovations. With its thoughtful layout and modern amenities, this property is an excellent opportunity for those looking to upgrade to a larger home or for first-time buyers eager to establish themselves in a vibrant community. Don't miss the chance to make this delightful house your new home.







**Directions**



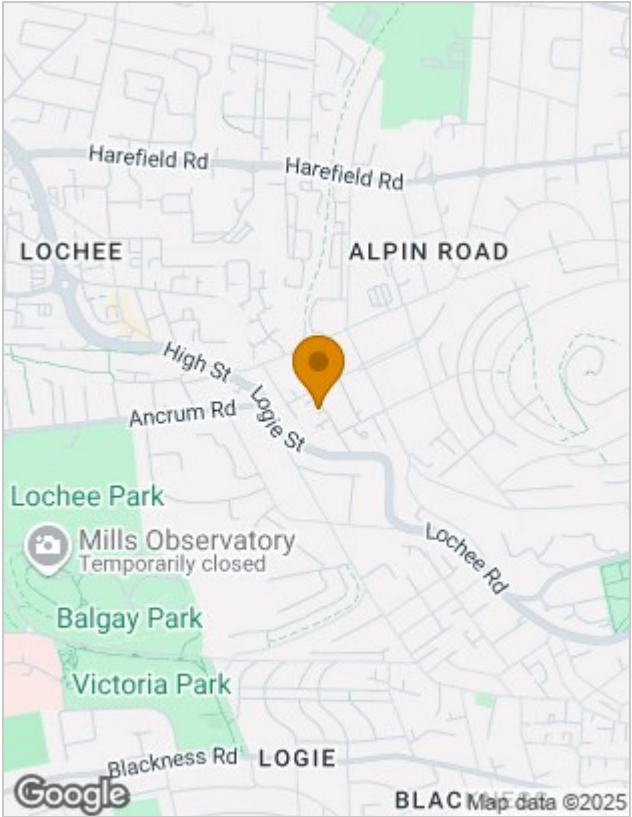




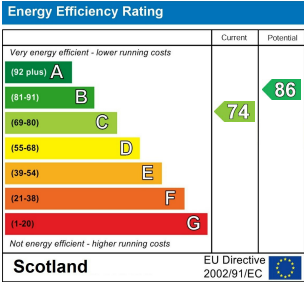
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.