

Lawson, Coull & Duncan

Solicitors

PROPERTY FOR SALE



3 KINLOCH TERRACE, DUNDEE, DD3 6JZ
OFFERS OVER £99,000.00

THE ACCOMMODATION COMPRISES:-

**ENTRANCE HALLWAY
SPACIOUS LOUNGE
KITCHEN
TWO DOUBLE BEDROOMS**

**SHOWER ROOM
PRIVATE & COMMUNAL GARDEN AREAS
DOUBLE GLAZING
GAS CENTRAL HEATING**



136/138 Nethergate, Dundee DD1 4PA
Tel: (01382) 227555 Fax: (01382) 200978 E-mail: property@lawsoncoull.co.uk

Lawson, Coull & Duncan

Solicitors

This two bedroom ground floor flat forms part of a block of floor within the popular area of Dundee Law. The rooms are of a good size throughout offering spacious and comfortable accommodation. There is easy access to many amenities including Primary and Secondary Schooling, Dudhope Bowling Club, Post Office and local grocery stores. In addition there are bus links to the City Centre and surrounding areas.

This property benefits from gas central heating, double glazing, on street parking and private garden areas. All floor coverings, curtains and blinds are included.

HOME REPORT VALUATION - £100,000.00

EPC Rating - C

HALLWAY

Good size storage cupboard. Carpet. Radiator.

LOUNGE (16'0" x 12'2" approx.)

Spacious lounge with ornamental fireplace. The bay window provides views towards the River Tay. Two radiators. Carpet. TV aerial.

KITCHEN (10'3" x 8'3" approx.)

Fitted white wall and base units with tiled backsplash and stainless steel sink. Freestanding cooker, washing machine and fridge/freezer included. Ample space for dining. Newly fitted boiler. Linoleum flooring. Two rear facing windows. Radiator.

DOUBLE BEDROOM I (13'6" x 8'6" approx.)

Large double bedroom with carpet flooring. Fitted double wardrobes and storage cupboard. Window with Southerly views.

DOUBLE BEDROOM II (9'0" x 8'8" approx.)

Fitted double wardrobes with sliding doors and storage cupboard. Rear facing window. Carpet. Radiator. TV aerial.

SHOWER ROOM (6'4" x 6'4" approx.)

Modern white shower room with walk-in shower cubicle and fitted vanity unit with w.c. and wash hand basin. Sparkle effect wet wall. Linoleum flooring. Frosted window. Extractor fan. Heated towel rail.



While these particulars are believed to be correct they are not guaranteed by the seller, or the agents, and do not form part of an offer or a contract

Lawson, Coull & Duncan

Solicitors

GARDEN

There are maintained private garden areas to the front and rear of the property, together with communal drying green.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2020

SELLER:-

Client of Lawson, Coull & Duncan.

DATE OF ENTRY:-

By arrangement.

VIEWING:-

Contact Selling Agents on (01382) 227555 to arrange an appointment or to obtain a copy of the Home Report. Particulars may also be obtained from the Selling Agents or Tayside Solicitors Property Centre, 9 Whitehall Crescent, Dundee.

HOW TO GET THERE:-

Travelling North along Marketgait, at the roundabout take the second exit on to Dudhope Crescent Road. Turn left on to Constitution Road, then turn left on to Barrack Road. At the end of the road turn right on to Dudhope Terrace. Take the second left on to Upper Constitution Street, then take the third right on to Macauley Street. Continue on to Carmichael Street, then turn left on to Kinloch Terrace. The property is within the first block on the right hand side.



While these particulars are believed to be correct they are not guaranteed by the seller, or the agents, and do not form part of an offer or a contract

Lawson, Coull & Duncan

Solicitors



While these particulars are believed to be correct they are not guaranteed by the seller, or the agents, and do not form part of an offer or a contract