

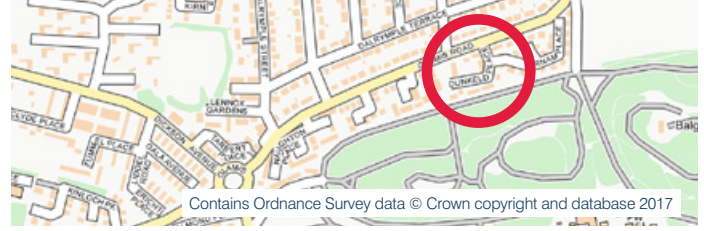


32 Dunkeld Place
Dundee
DD2 2HW

Offers Over
£75,000

It is important to read the Schedule
and Home Report as these contain
key information.

- FIRST FLOOR FLAT
- ENTRANCE HALLWAY
- LOUNGE
- KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- DG; ECH; SEC ENTRY
- CLOSE TO NINEWELLS



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DESCRIPTION

This well maintained First Floor Flat set in a quiet cul-de-sac offers spacious accommodation ideal for a variety of buyers, in particular the 1st time buyer or buy to let investor.

The communal hall is bright and well maintained with carpeted staircase leading to the first floor. The entrance hall has a large walk-in storage cupboard which also houses the hot water tank. The lounge is a generous sized room with large window to the front with ample space for both lounge and dining furniture. The kitchen has a window looking out to the rear and is fitted with a range of base units with plumbing for a washing machine and space for a cooker and fridge-freezer. The bedroom is a good size with window to the rear. The fully tiled bathroom comprises wc, wash hand basin and bath with instant shower.

The property benefits from electric heating, double glazing and well-proportioned accommodation throughout. The décor throughout is fresh and in neutral tones and the property is carpeted throughout. Internal viewing is recommended to appreciate this lovely property.

OUTSIDE

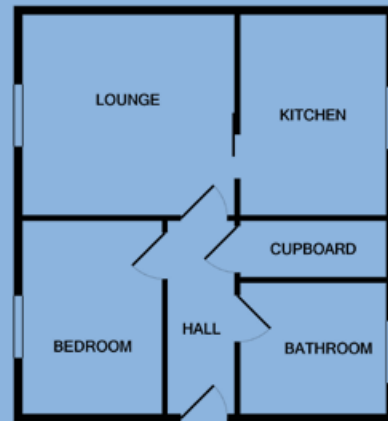
The property sits in well maintained communal gardens to the front and rear with ample resident and visitor parking.

LOCATION

Dunkeld Place is conveniently located for Ninewells Hospital, Technology Park and the Kingsway bypass which connects to all areas of the city, Perth and Aberdeen beyond. Local shops are within walking distance and regular public transport services provide access to the City Centre.

DIRECTIONS

Travelling north on Lochee Road, turn left at the traffic lights onto Ancrum Road. Proceed ahead, turning second left onto Glamis Road. Turn first left into Dunkeld Place and follow the road round to the right, where you will find the entrance to the property opposite the parking bays.



ACCOMMODATION

Hallway	3'3 x 11'1
Lounge	10'8 x 14'9
Kitchen	5'6 x 10'8
Bedroom	11'0 x 11'2
Bathroom	5'6 x 6'4

INCLUDED IN SALE: Fitted carpets. Window blinds. Cooker and Washing Machine (no warranties provided).

VIEWING: Contact Miller Hendry Property Department on 01382 200301.

HOME REPORT VALUE/EPC RATING: £75,000/ C

COUNCIL TAX: Band B

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First and foremost - your interests



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