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01382 206000 DUNDEE CITY | ANGUS | FIFE

65 Kemnay Gardens, DD4 7TR

FIXED
£108,000



"Spacious Mid Terraced Villa In Popular Residential Area"

Accommodation: Hall, Lounge/ Dining, Kitchen, 3 Bedrooms, Shower-Room, Double Glazing & Gas Central Heating. Gardens.



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Description

Located in an established residential area mid-way between Dundee and Broughty Ferry, this mid terraced villa offers spacious accommodation, some upgrading required which is reflected in the asking price.

The accommodation is formed over two levels, comprising on the ground floor, main reception hallway with useful storage cupboard, spacious lounge/dining with dual aspect windows. Fitted kitchen with ample wall and base mounted units. Integrated electric oven and hob and washing machine. Two storage cupboards, the largest housing the fridge freezer. The rear garden is accessed from the kitchen.

The first-floor accommodation comprises three good sized bedrooms, the smallest of which has a spacious storage cupboard. The shower-room is fully tiled with two-piece white suite incorporating W.C and wash-hand basin and large walk-in shower cubicle. On the upper landing there is access to the attic and linen cupboard.

The property benefits from gas central heating and double glazing.

Outside

The property is accessed via a shared path to the front elevation with a section of grassed lawn bound by low timber fencing and hedgerow. To the rear the garden is laid in patio slabs and lawn bound by timber and metal fencing and low brick walling.

Area

This property is situated to the north-east of Dundee City. The property is well served by local shops, services and public transport links to all parts of the City. Schools at Primary and Secondary levels are within easy reach, including Craigiebarns Primary School and Craigie High School. Dundee College is also within walking distance.



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Included In Sale Viewing

Carpets and floorcovering, window blinds where fitted, hob and oven, washing machine, fridge freezer. (no warranties to any electrical appliances)

Home Report

Contact Solicitors for a copy of the Home Report.

Accommodation

| | |
|-------------|---------------|
| Lounge | 24'8" x 11'3" |
| Kitchen | 9'9" x 8'11" |
| Bedroom 1 | 11' x 10'5" |
| Bedroom 2 | 14'3" x 9'9" |
| Bedroom 3 | 9'3" x 7'10" |
| Shower-room | 6'7" x 5'6" |



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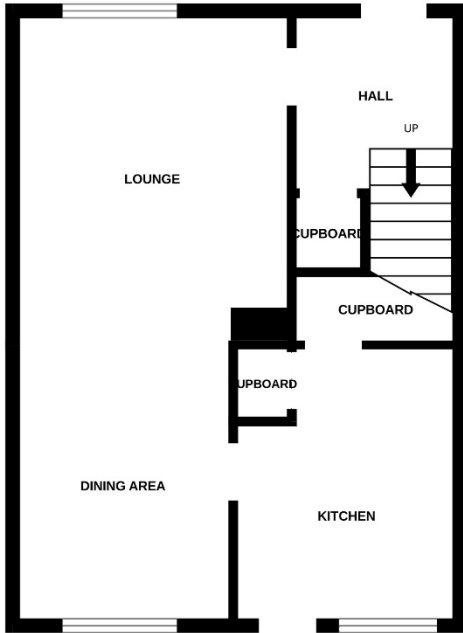


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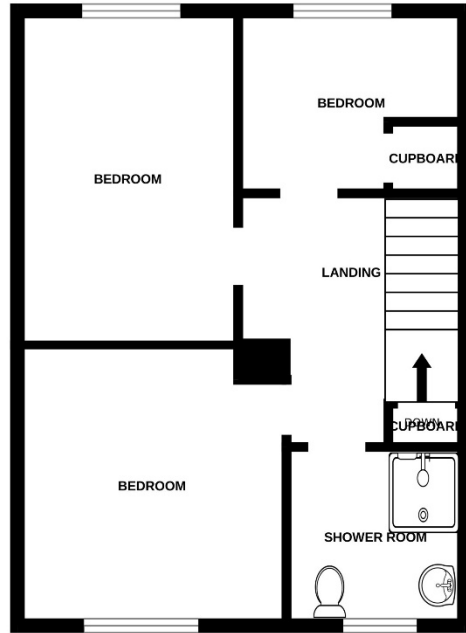
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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