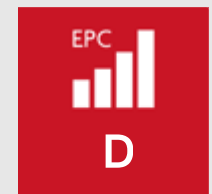
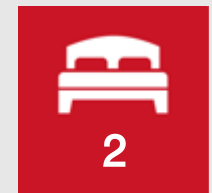




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9 Orchard Court, Dundee DD4  
9DB





## Summary

Very attractive semi-detached villa which is located in a cul-de-sac in a popular residential area of Dundee. The accommodation comprises: hallway, lovely open plan style lounge/dining room, kitchen with door leading to the rear garden, two bedrooms and family bathroom. Benefits include double glazing and gas central heating. Externally there is a garage close to the property along with a small area of garden to the front. The rear garden is fully enclosed and south facing.

## Features

- Semi-Detached Villa
- Quiet popular residential area
- Open plan Lounge/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- GCH; DG; EPC - D
- Front and Rear Gardens
- Residents Parking and Private Garage
- Excellent Commuter Links

## Room Measurements

Lounge/Dining: 1.88m x 3.66m (6' 2" x 12' 0")

Kitchen: 2.53m x 3.19m (8' 4" x 10' 6")

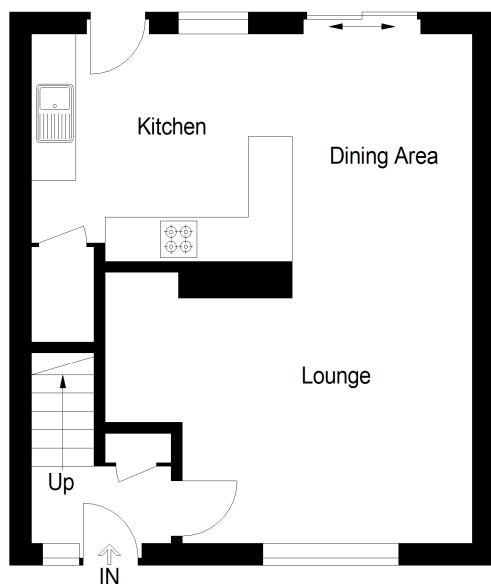
Bedroom 1: 3.12m x 4.31m (10' 3" x 14' 2")

Bedroom 2: 3.14m x 3.18m (10' 4" x 10' 5")

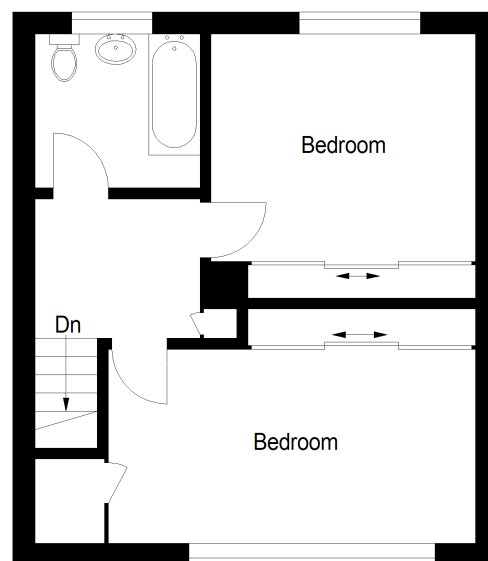
Bathroom: 1.68m x 1.95m (5' 6" x 6' 5")



# Floorplan



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1041776 / Ref:87000)

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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