

# Connelly Yeoman



46 KIRKCONNEL TERRACE, DUNDEE, DD4 0JF

END TERRACED VILLA



## Key Features

- Well proportioned accommodation with fresh decor, carpets and flooring
- Located in a popular residential area close to local amenities
  - Gas Central Heating and Double Glazing, ample storage
- Neatly laid out gardens to the front, side and rear with driveway



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OFFERS OVER

**£95,000**

# Property Description

This well proportioned END TERRACED VILLA is ideally situated within a popular residential area of Dundee, close to local amenities and services including local shops and schools. The property has recently been freshly decorated, with neutral decor complimented by new carpeting and flooring. There are also the benefits of gas central heating and double glazing. Outside, there are garden areas to the front, side and rear of the property. There are double opening gates that afford an area of off-street car parking, laid out neatly with stone paving. A pathway leads around the side of the house to the rear garden, which is again neatly laid out in lawn and a drying area with stone-chips. Early viewing is essential to appreciate this property which would make an ideal first time buy or buy-to-let investment.

## ACCOMMODATION:

Entrance Hallway, Lounge, Dining Kitchen, Inner Hallway; upper floor:-  
2 Bedrooms & Bathroom

**ENTRANCE HALLWAY:** Double glazed front entrance door into the Hallway, with a staircase leading to the upper floor accommodation. Access from the Hallway into the Lounge.

**LOUNGE:** Approx. 14' x 11'6". A well proportioned Lounge with large picture window overlooking the rear garden; fresh neutral decor, fitted carpet; built-in storage cupboard; and a radiator. Door leading through into the Dining Kitchen.

**DINING KITCHEN:** Approx. 8'6" x 14'9". The kitchen area is fitted with base and wall units, worktop surfaces incorporating a sink with a mixer tap; ample space for kitchen appliances; plumbing and space for an automatic washing machine; ample space for dining table and chairs; a radiator. Rear facing window looking into the rear garden.

Internal door through into a second hallway, where there is a built-in cupboard housing the gas central heating boiler and fuse box; and access to an under-stair storage cupboard. From the inner hallway there is an additional door out to the front garden.

A staircase leads to the upper floor accommodation.



**UPPER LANDING:** Hallway with a front facing window which allows ample natural light onto the landing; built-in storage cupboard and an access hatch into the loft space.

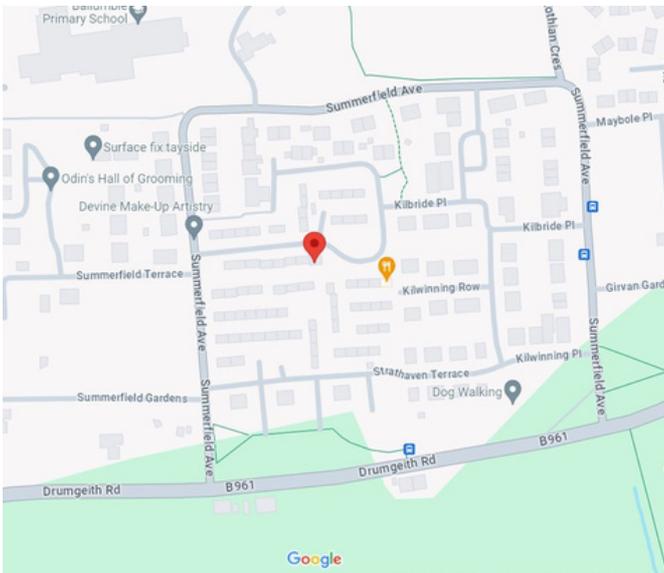
**BEDROOM 1:** Approx. 9'3 x 11'6. A good sized bedroom with rear facing window; built-in double wardrobe (shelving and hanging space); and a radiator.

**BEDROOM 2:** Approx. 8'7 x 12'8. Another good sized bedroom with rear facing window; one wall is complete with built-in wardrobe storage; and a radiator.

**BATHROOM:** Approx. 6'3 x 9'2. A recently upgraded bathroom comprising white bathroom suite with the wash-hand basin and WC incorporated into a vanity unit, and bath with an over the bath Electric Shower and fitted shower screen; modern wet wall finish; Parador style panelled ceiling; vinyl flooring and a radiator.



# Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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