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Offers over £100,000








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34A Kenmore Terrace,  
Dundee, DD3 6EL



- Ground Floor Flat
- Popular Residential Area
- Lounge
- 2 Bedrooms
- Kitchen
- Bathroom
- Gas Central Heating
- Double Glazing
- Gardens

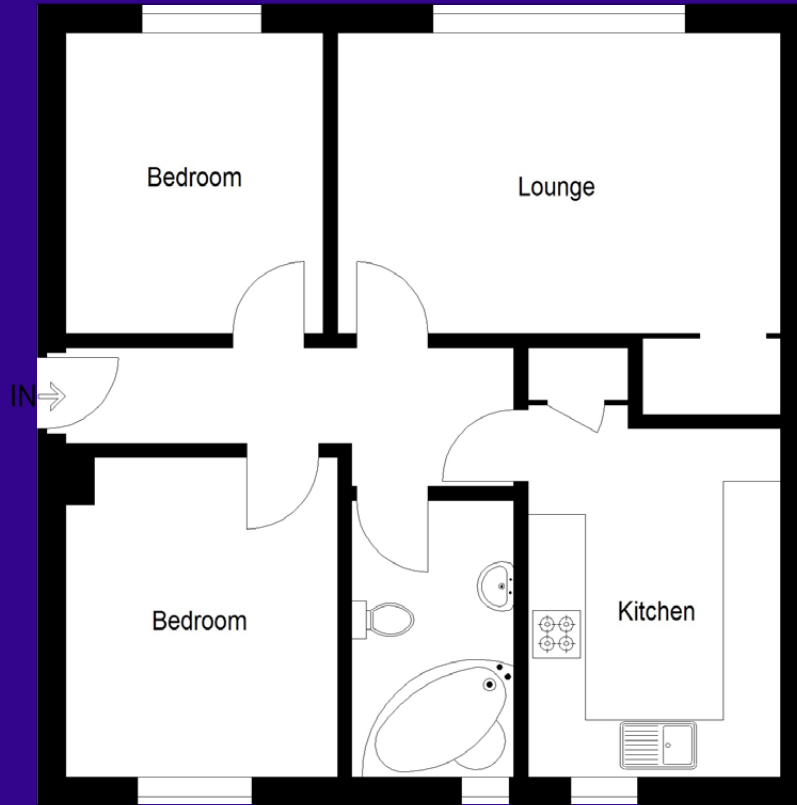
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This is a purpose built ex-local authority ground floor flat affording comfortable accommodation on one level. The property extends to around 59 square meters or thereby and comprises hallway, lounge, two bedrooms, kitchen, bathroom and WC.

The property is pleasantly located within a well-established and popular residential area. Gas fired central heating is installed backed-up by double glazing and to the front of the property there is an area of garden ground. We are advised that there is another small area to the rear along with a communal drying green.

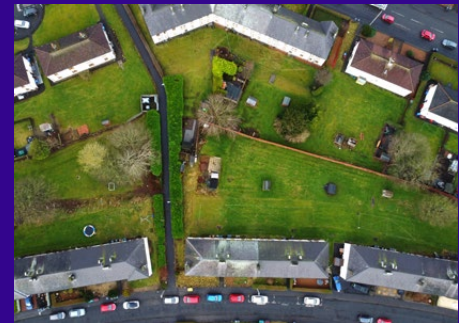




Ground Floor

## Accommodation (measurements are approx)

Lounge	3.56m x 4.60m	(11'8" x 15'1")
Kitchen	2.45m x 3.23m	(8'0" x 10'7")
Bedroom	2.91m x 3.22m	(9'7" x 10'7")
Bedroom	2.68m x 3.51m	(8'10" x 11'6")
Bathroom	1.60m x 2.47m	(5'3" x 8'1")



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## Aberdeen

6 Bon Accord  
Square, Aberdeen  
AB11 6XU

Tel: 01224 452750

## Dundee

30 & 34 Reform Street  
Dundee  
DD1 1RJ

Tel: 01382 342222

DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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