



MICHAEL A. BROWN

— *Solicitors & Estate Agents* —



40D Kenmore Terrace, Dundee, DD3 6EL

Offers Over **£120,000**



- Upper Floor Flat
- Fully Modernised
- Move in Condition
- Law Hill Area
- Extend Wall Insulation
- Lounge
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Combi GCH; UPVC DG

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Newly modernised and upgraded to a high standard, this UPPER FLOOR FLAT is situated on the Law Hill and enjoys open South views. The flat benefits from newly installed kitchen and bathroom, flooring and carpets, new replacement UPVC double glazed windows and with recently installed combi gas central heating and rewired. There is mutual rear grass drying areas and on street car parking. The Law Hill provides several nature walks and panoramic views over the City.

ENTRANCE HALL

Main front door.

LOUNGE

A spacious lounge with large window overlooking the front of the property. Attractive ornamental Victorian style fireplace with brass inset and hearth. Oak LVT flooring. Large storage cupboard.

KITCHEN

Newly fully fitted with cashmere wall and base units and oak effect worktops. Astracast Sierra inset black 1 ½ bowl sink with mixer tap. Integral electric hob, oven and concealed filter hood. Small breakfast bar at window with open views towards the Sidlaw Hills. Space for upright fridge freezer. Wall mounted combi gas boiler. Pantry cupboard. LVT herringbone flooring.

DOUBLE BEDROOM

Built in double wardrobes with sliding doors. Window overlooks the front of the property.

DOUBLE BEDROOM

Built in glass fronted triple wardrobes. Window overlooks the rear of the property.

BATHROOM

Newly refurbished. White three-piece bathroom suite. Vanity unit incorporating wash hand basin. Tiled above bath area. Gas thermostatic shower over bath with glazed shower screen. Opaque window. Extractor fan.

MUTUAL REAR GARDEN

Extensively laid out with grass and clothes drying area. On street car parking outside the property.

EXTRAS

Included are all carpets and floor coverings and integral kitchen appliances.

LOCATION

Off Lawside Road.

EPC – C

HOME REPORT VALUATION - £120,000



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ACCOMMODATION

(All measurements are approx.)

Lounge	15'0" x 11'5"	(4.57m x 3.50m)
Kitchen	7'8" x 10'5"	(2.43m x 3.20m)
Double Bedroom	13'1" x 10'2"	(4.00m x 3.12m)
Double Bedroom	10'6" x 8'5"	(3.22m x 2.60m)
Bathroom	8'5" x 5'1"	(2.58m x 1.54m)



These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.



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