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40 Kettins Terrace,  
Dundee, DD3 9RJ



■ Semi Detached Bungalow

■ Popular Location

■ Living Room

■ Kitchen

■ 2 Bedrooms

■ Shower Room

■ Garden



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This is an attractive semi-detached bungalow affording comfortable and easily managed accommodation on one level. The property is pleasantly situated forming part of a popular residential area lying towards the north of Dundee City.

The subjects (circa 1980) extend to around 49 square metres or thereby with accommodation comprising: entrance hallway, lounge, two bedrooms, kitchen and shower room. The lounge is well proportioned and features a large window to front and the kitchen is equipped with fitted wall and floor storage units with integral hob and an extractor. The shower room has a two piece suite with large walk-in shower cabinet and wet wall. There are two bedrooms (one to the front and one to the rear).



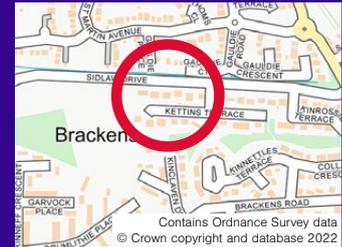


## Accommodation (measurements are approx)

Living Room	3.31m x 3.97m	(10'10" x 13'0")
Kitchen	1.90m x 3.70m	(6'3" x 12'2")
Bedroom 1	2.93m x 3.34m	(9'7" x 10'11")
Bedroom 2	2.61m x 2.88m	(8'7" x 9'5")
Shower Room	1.35m x 2.72m	(4'5" x 8'11")

Externally the property lies within large garden grounds with the front garden comprising two shaped lawns, bounded by a low brick built wall. The rear garden grounds comprise a large paviour drive providing excellent off-street parking. There is a further small patio terrace and sizeable drying green bounded by a brick built wall.

This is an attractive and comfortable home making internal viewing essential.



## Aberdeen

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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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