



ROSS STRACHAN & CO  
*Solicitors & Estate Agents*



**217 Fintry Drive, Dundee, DD4 9LW**

*Offers over – £90,000*

*2 Bedroom Mid Terraced Villa*

*“Bringing people and property together”*

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## The Property

This lovely two bedroom family villa has been extended on the ground floor to offer the additional benefits of a dining room and conservatory.

Fintry continues to remain popular with both buyers and investors, with easy access to Dundee city centre and, via the road network, the northern Angus towns and Aberdeen. Fintry very much retains its community feel, with ample local facilities, including shops and pubs.

The property has been much loved during its current tenure and offers a spacious lounge with feature fire, dining room, kitchen and conservatory on the ground floor.

The first floor comprises two double bedrooms and naturally lit shower room.

This wonderful home is heated by means of high efficiency Worcester Greenstar high efficiency gas boiler and is double glazed throughout.

There is an area of off-street parking to the front of the home and ample on street parking, being located at the quieter end of Fintry Drive.

There is a courtyard style garden to the rear of the home, paved and with a garden shed.

Accommodation – Lounge, Dining, Kitchen, Conservatory, 2 double bedrooms, Shower Room

## Accommodation

Front Porch - Unheated

Lounge - 21'8" x 7'9" – with feature fire

Dining - 12'5" x 7'00" – single storey extension

Conservatory - 9'1" x 9'00" – with access to rear garden

Kitchen - 10'8" x 8'8" – modern fitted kitchen

Shower - 8'1 x 5'4" – modern with corner shower

Bedroom 1 - 13'8" x 10'8" – front facing

Bedroom 2 - 10'7" x 10'7" – rear facing

## External

To the front of the home is gated access and an area laid aside for off street parking.

The rear garden is paved and accessed via the conservatory.

Shed

Note – This property is of non traditional construction and whilst suitable for lending not all lenders might be willing to do so.

Certain items may be available to purchase via separate negotiations.





**HOME REPORT:** is available on request or through TSPC

**VIEWING**

Please contact:  
Property  
Department  
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**EXTRAS**

Certain extras may be available by separate negotiations.