

Blackadders

Offers Over £170,000








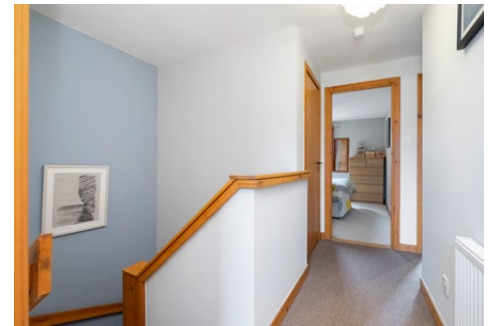
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32 Benvie Road,
Dundee, DD2 2PE



- Mid Terraced Villa
- Living/Dining Room
- Kitchen
- WC
- 3 Double Bedrooms
- Bathroom
- Gas CH, Dbl Glaz
- Private Gardens
- Residents Permit Car Park

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A well-proportioned mid terraced villa located in an established residential area to the west of Dundee. The property is conveniently located for easy access to both University campuses and Ninewells Hospital. The city centre is also within easy reach offering major facilities and travel connections. There is a main bus route nearby connecting the area with various parts of the city and beyond.

The property benefits from double glazing, gas central heating and excellent fitted storage space. The accommodation is accessed by an entrance hall which gives access to a WC, fitted under-stair cupboard, the kitchen and living/dining room. The kitchen has a range of fitted units, a storage alcove and an aspect to the front of the property. The living/dining room has two storage cupboards and south facing aspect while a door leads out to the rear garden.





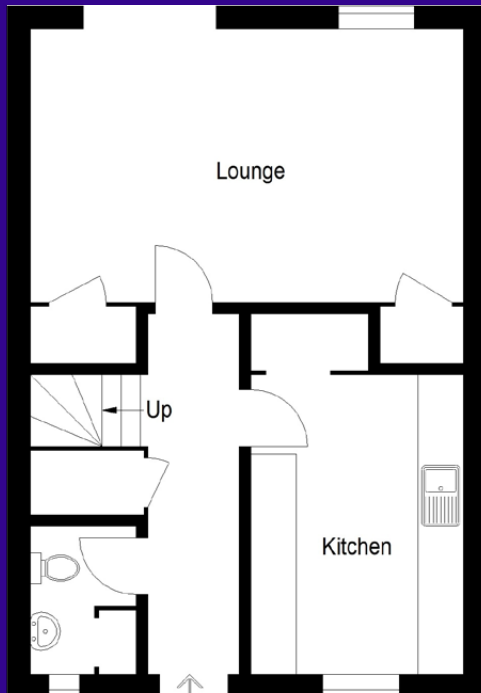
Accommodation (measurements are approx)

The upper landing has a fitted cupboard and gives access to three double bedrooms which each have fitted storage space. The bathroom completes the accommodation having a shower over the bath.

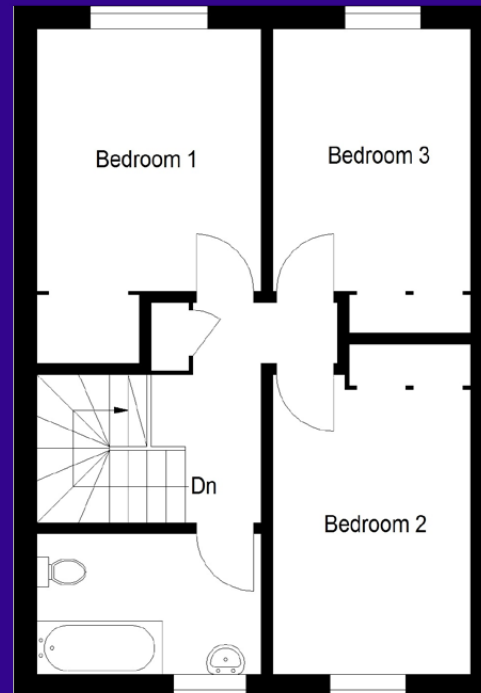
A small paved area of ground lies to the front of the property. The south facing rear garden is laid mainly in paving together with some plants and shrubbery. A resident's car park is available to permit holders.

Note – a factor's fee applies to this property.

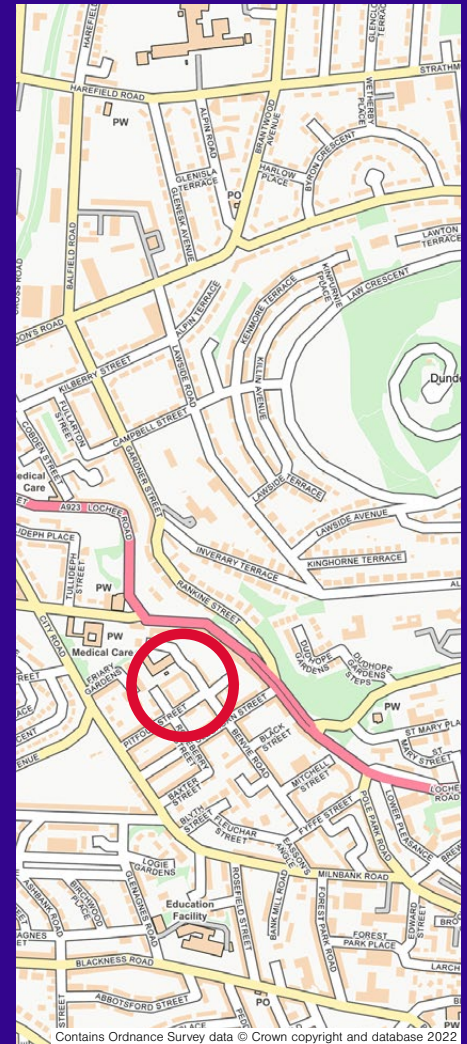
Living/Dining Room	5.71m x 4.15m	(18'9" x 13'7")
Kitchen	3.29m x 2.67m	(10'10" x 8'9")
WC	1.82m x 1.37m	(6'0" x 4'6")
Bedroom 1	3.78m x 2.90m	(12'5" x 9'6")
Bedroom 2	3.57m x 2.70m	(11'9" x 8'10")
Bedroom 3	3.52m x 2.70m	(11'7" x 8'10")
Bathroom	2.86m x 1.42m	(9'5" x 4'8")



Ground Floor



First Floor



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.

property@blackadders.co.uk