



**MML Law**

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**01382 206000 DUNDEE CITY | ANGUS | FIFE**

117 Fintry Drive, Dundee, DD4 9HQ

Offers Over  
£95,000



***"End Terraced Three Bedroom Villa"***

Accommodation: Entrance Hall, Lounge, Kitchen, Bathroom, 3 Bedrooms, Double Glazing, Gas Central Heating & Gardens.



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# 117 Fintry Drive, Dundee, DD4 9HQ

## Description

Excellent opportunity to purchase this end-terraced villa situated in popular residential area to the north side of Dundee City.

Accommodation comprises, entrance hall with under stair storage cupboard and further storage and stairs to upper floor accommodation. The lounge is of a good size. The kitchen is accessed from the lounge and is fitted with ample base and wall mounted units and access to the rear garden. The Bathroom is fitted with a three-piece suite having electric shower over the bath and mixer tap.

On the upper level there are three good sized double bedrooms. Hatch to the attic is accessed from the upper hallway.

Double glazing and gas central heating. It should be noted that there are radiators throughout the main rooms and at first floor level there is a former back boiler and gas fired heaters which are presumed to be disconnected.

It is anticipated that this property will prove popular and early viewing is highly recommended. It should be noted that this property is non-standard construction "Atholl Steel" and normal mortgage lending may not be available

## Included In Sale

This property is sold as seen.

## Outside

Externally there is a small garden to the front laid in patio slabs bound by a metal gate and concrete block walling.

Large site to the rear and gable consisting of patio slabs and unmade earth.

Boundaries are made up of trees and hedgerow with timber fencing and concrete block walling.





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## Area

The property is well placed for easy access to local amenities including schools at both primary and secondary level and Morrisons Supermarket. A nearby commuter bus route affords easy commuting to most parts of the city.

## Viewing

By appointment through Solicitors, alternatively for evenings and weekends telephone 07491 941756.

## Home Report

Contact Solicitors for a copy of the Home Report.

## Accommodation

Lounge	15'6" x 12'5"
Kitchen	14'11" x 7'9"
Bathroom	7'4" x 5'11"
Bedroom 1	15'7" x 10'12"
Bedroom 2	12'2" x 10'6"
Bedroom 3	10'10" x 9'1"



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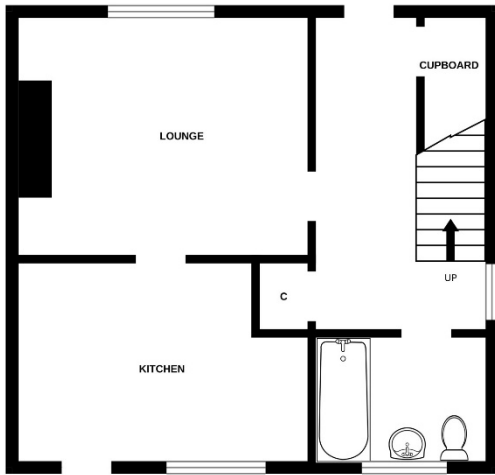


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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