



MML Law

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01382 206000 DUNDEE CITY | ANGUS | FIFE

39 Finlaggan Place, Dundee, DD4 9JS

Offers Over
£115,000



"Excellent Property For The First Time Buyer Or Buy-To-Let Investor"

Accommodation: Entrance Hall, Lounge/Dining, Kitchen, 2 Double Bedrooms, Shower-Room, Double Glazing, Gas Central Heating, Gardens.



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Description

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

Accommodation comprises, at ground floor level, reception hallway, large bright lounge/dining with dual aspect windows. Fitted kitchen with ample wall and base mounted units, gas hob and double electric oven. Door to side of property

Two generously proportioned double bedrooms with storage cupboards and Shower-room with two-piece white suite and walk-in shower cubicle with electric shower. Access to the attic is via a hatch in the upper hallway.

The property benefits from double glazing and gas central heating throughout.

On the upper level there is a useful storage cupboard and hatch to attic, whilst the shower-room is fitted with two-piece suite, shower cubicle with electric shower. Both bedrooms are of double size, both with the benefit of storage or wardrobe space.

Outside

To the front is a shared path leading to access steps with the garden comprising a sloping chipped area. To the rear the site is laid in lawn and a slabbed patio and accessed off of Finlaggan Terrace at the far rear, is a paved parking space.

Area

The Fintry area is located to the north of the City and has local amenities which include schools, shops, parks and public transport. Dundee is diverse with culture, history and education and has many excellent amenities which include primary, secondary and higher education, road, rail and air links, retail park shopping as well as many restaurants, theatres, clubs and cultural events.



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Viewing

For an appointment to view telephone the Solicitors on 01382 206000.

Home Report

Contact the Solicitors for a copy of the Home Report.

Accommodation

Lounge/Dining	20'6" x 10'4"
Kitchen	9'2" x 8'6"
Bedroom 1	15'6" x 9'4"
Bedroom 2	10'7" x 9'7"
Shower-Room	8'1" x 4'11"



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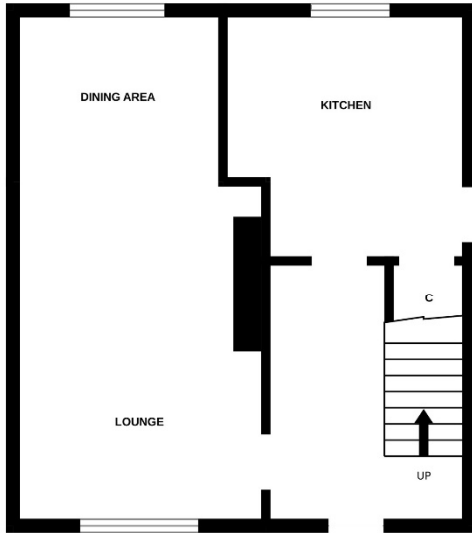


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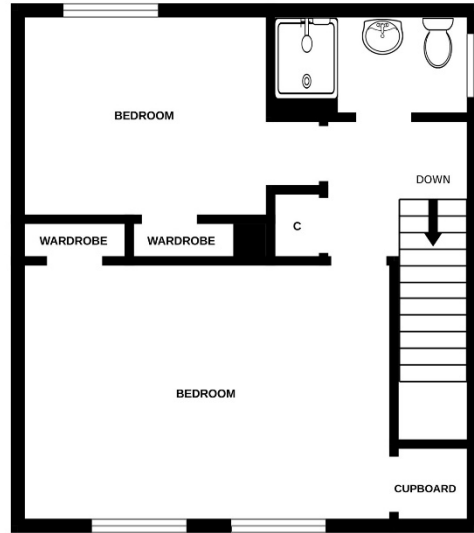
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GROUND FLOOR



1ST FLOOR

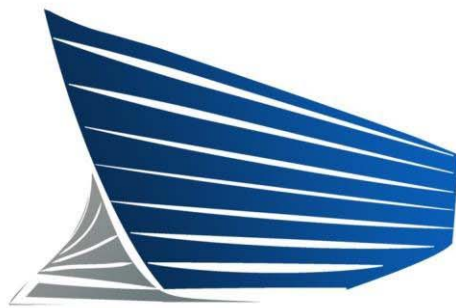


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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