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Offers Over £135,000








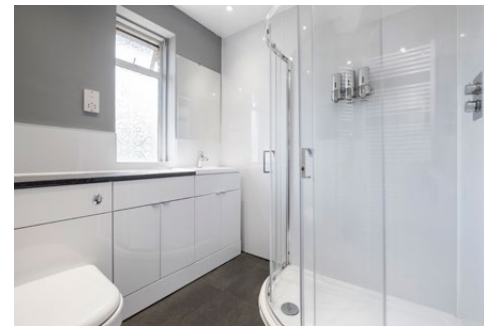
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91 Linton Road,  
Dundee, DD2 2SX



- Terraced Villa
- Popular Location
- Living Room
- Kitchen
- 4 Bedrooms
- Shower Room
- Off Street Parking
- Garden

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A well-proportioned 4-Bedroom terraced villa located in an established residential area to the north/west of Dundee. The immediate area is well served by local shops and services while the nearby Kingsway dual carriageway offers a connection to various parts of the city and beyond. A bus route is located nearby while other transport links can be found in the city centre. Schooling at primary and secondary levels can also be found within easy reach.

The property benefits from double glazing and gas central heating while the accommodation is accessed by an entrance vestibule. The main hallway leads to the living room which has an outlook to the front and a feature fireplace. The kitchen has a range of fitted units while a door leads out to the south facing rear garden.





Ground Floor



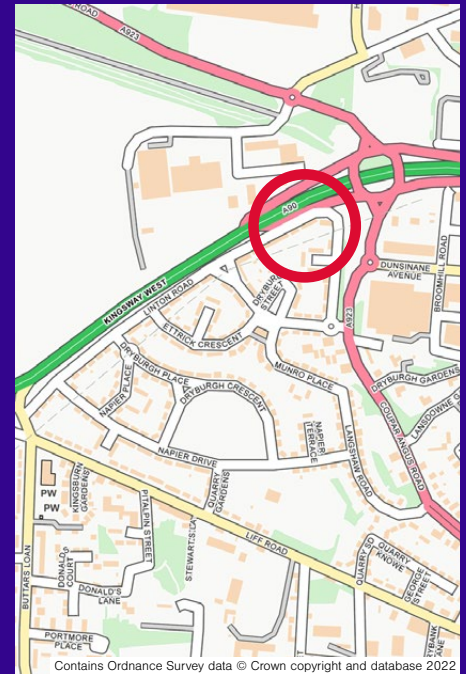
First Floor

## Accommodation (measurements are approx)

Living Room	3.70m x 4.72m	(12'2" x 15'6")
Kitchen	2.06m x 5.03m	(6'9" x 16'6")
Bedroom	3.21m x 4.35m	(10'6" x 14'3") at widest points
Bedroom	3.27m x 3.55m	(10'9" x 11'8")
Bedroom	3.06m x 3.55m	(10'0" x 11'8")
Bedroom	2.37m x 3.58m	(7'9" x 11'9")
Shower Room	1.95m x 2.11m	(6'5" x 6'11")

One of the four double bedrooms is located on the ground floor while stair from the hallway lead to the upper floor. The upper landing gives access to three further bedrooms and a modern shower room.

Monobloc is laid to the front of the property with the area providing off street parking. The south facing rear garden is laid mainly in lawn together with some plants and shrubbery. A wooden shed is located in the rear garden and forms part of the sale.



### 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.

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