



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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www.legaleagles.tv

32D Kenmore Terrace, Dundee, DD3 6EJ

Offers Over £110,000

Upper Flat

DD5 ESTATE AGENTS

Upper Flat

32D Kenmore Terrace, Dundee, DD3 6EJ

Situated within a popular area of Dundee, we are delighted to offer for sale this beautifully presented 2 bedroomed flat within a quiet street of similar styled properties.

This superb property offers spacious, bright accommodation over one level. Accommodation in full comprises of; a hallway, a spacious lounge with gas fire & cupboard space, modern kitchen with storage cupboard and a communal rear garden area. This ready to move in property will attract a wide range of buyers looking to invest in a home of quality and space, early viewing is therefore highly recommended.

Property benefits from gas central heating and double glazing and is sold with all fitted floor coverings, light fittings and blinds where fitted.

Entrance Hall:

Bright and welcoming entrance hall accessed through a solid wooden door, carpet, radiator.

Lounge:

3.55m x 4.55m:

A spacious and well-proportioned room which enjoys the feeling of space and lightness through large windows overlooking the front of the property, carpeted, radiator and gas fire.

Kitchen:

3.30m x 2.55m:

A spacious, modern kitchen that's flooded with natural light from the front facing window. Ample storage space provided by a good range of gloss wall and floor cabinets with complimentary worktop and tiled splash back. Appliances within the kitchen include a built in oven with 4 gas burner hob and contemporary overhead extractor, space for dishwasher and or washing machine.

Master bedroom:

3.55m x 3.30m

(not including wardrobe):

A very spacious bright and airy double bedroom, a large built-in wardrobe, carpeted, radiator.

Bedroom 2:

3.25m x 3.20m:

Another bright and airy bedroom that would suit either a double or single occupancy, carpeted, radiator.

Shower room:

1.55m x 2.55m:

A modern shower room comprising of a walk in shower cubicle, w.c and wash hand basin within a vanity unit with integrated shelves giving excellent additional storage and surface space, vinyl flooring, radiator, opaque window.

Garden Area:

Communal garden area with drying green.





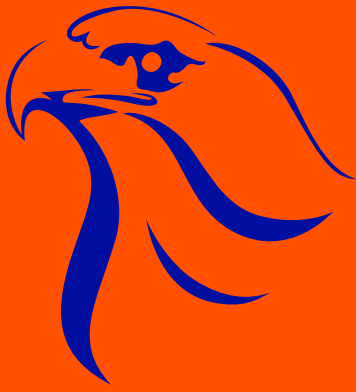




GROUND FLOOR



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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Home Report:

please visit our own website at www.legaleagles.tv then select this property then select the "Home Report" tab, alternatively you can access the home report via the TSPC website.

Council Tax Band:

A (Dundee City Council August 2024).

EPC Band:

C

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: HYPERLINKviewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

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Note:
Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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House Purchase & Sales Legals, Remortgages, Wills & Executries, Rental Property Global Management Services.

Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
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