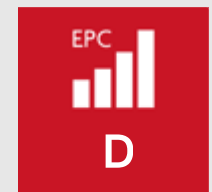
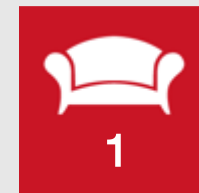




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34 Earlston Avenue, Dundee  
DD4 0TH







## Summary

Mid-terraced villa in move-in condition situated in an established residential development, comprises: spacious lounge, stylish dining kitchen, two good-sized bedrooms and bathroom with practical benefits including full double glazing, gas central heating and ample storage space. There is a good sized fully enclosed garden to the rear with decked area and lawn, ideal for small children and pets. An allocated parking space is located to the front of the property along with extra visitor parking spaces.

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## Features

- Terraced Villa
- Ideal First Time Buy or Rental Investment
- Move-in condition
- Lounge
- Kitchen/Diner
- Two Double Bedrooms
- Bathroom
- Enclosed Rear Garden
- Allocated Parking Space
- EPC D

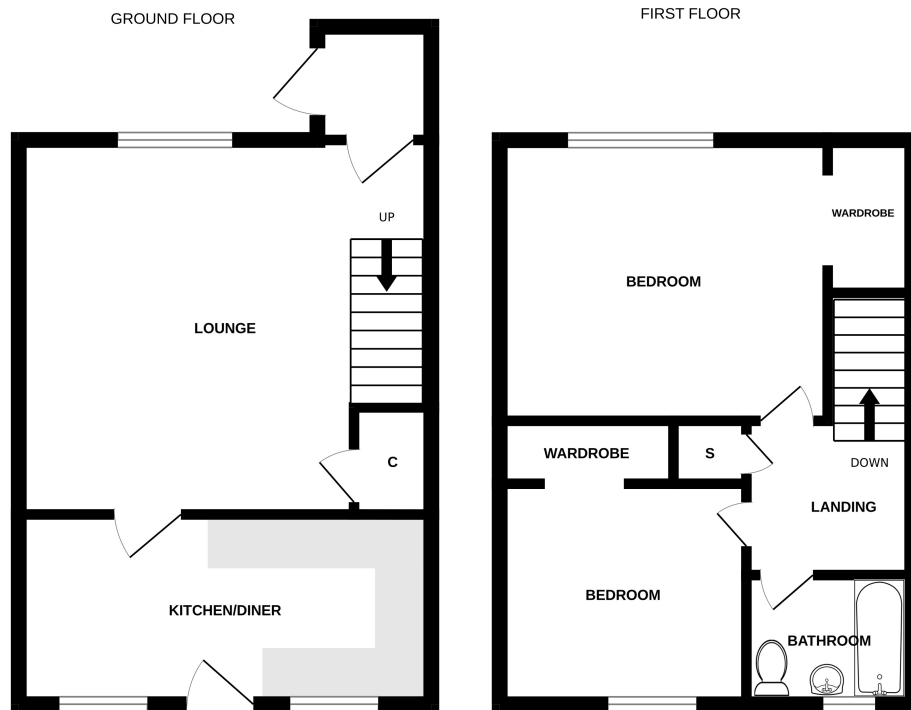
## Room Measurements

Lounge	13'9" x 15'7"	(4.20m x 4.74m)
Kitchen Diner	8'10" x 11'2"	(2.70m x 3.40m)
Bedroom	8'6" x 10'3"	(2.59 m x 3.12m)
Bedroom	8'4" x 9'6"	(2.53m x 2.89m)
Bathroom	5'7" x 9'6"	(1.70m x 2.90m)





# Floorplan



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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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