



**MML Law**

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

40 Findhorn Street, Dundee, DD4 9PQ

Offers Over  
£135,000



***"Move In Condition, Three Bedroom Villa  
In The Popular Fintry Area Of Dundee"***

Accommodation: Entrance Hall, Lounge, Newly Fitted Kitchen, Three Bedrooms, Bathroom, Gas Central Heating & Double Glazing, Gardens, Driveway.



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## Description

Excellent opportunity to purchase this recently refurbished end terraced villa situated in a popular residential area to the North East of Dundee City.

Accommodation comprises:- Entrance Hall with stairs to upper floor, naturally bright and spacious lounge with double doors to kitchen. There is also a newly fitted kitchen with gas hob, electric oven and extractor hood. Ample space for table and chairs. Good sized bathroom with three-piece suite and mixer shower over the bath.

On the upper level there are three generously proportioned double bedrooms all benefitting from fitted cupboards with hanging rails.

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

Internal viewing of this property, which is in walk-in condition, is highly recommended.

## Outside

Private garden grounds to the front and rear. There are areas of raised decking in the rear garden area. Garden room of timber construction. Driveway with ample space for 3 cars.

## Area

The Fintry area is located to the north of the City and has local amenities which include schools, shops, pubs 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

By appointment through Solicitor. To view telephone 01382 206000.

## Home Report

Contact Solicitors for a copy of the Home Report.

## Accommodation

Lounge	13'11" x 13'9"
Kitchen	13'9" x 9'7"
Bathroom	9'6" x 6'10"
Bedroom 1	13'11" x 11'3"
Bedroom 2	13'7" x 9'3"
Bedroom 3	11'4" x 9'8"



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