



ROSS STRACHAN & CO  
Solicitors & Estate Agents



— Dundee, DD3 6JZ —

**24 KINLOCH TERRACE**  
2 BEDROOM TOP FLOOR FLAT

*24 Kinloch Terrace*  
2 BEDROOM TOP FLOOR FLAT

OFFERS OVER **£115,000**

- Internal Stair
- Traditional Hall
- Lounge
- Kitchen
- Shower Room
- 2 Double Bedrooms

EPC: C

CTB: B





## THE PROPERTY

Flats in this area of Dundee remain highly sought after. With wonderful views of the Tay Estuary from the lounge and bedroom to the front of the property these spacious flats are attractive to both investors and purchasers.

This main door entry flat offers purchasers the ideal opportunity to secure a well maintained home, with gardens and ample on street unlimited parking.

Entering the flat via the internal stair, leading to traditional hallway, the large lounge, with bay window offers impressive views over the Tay Estuary and beyond to Fife. The fitted kitchen is located to the rear of the lounge and has ample space for casual dining as well as cooking.

Both bedrooms are double rooms, with the front bedroom offering a similar outlook to that of the lounge.

There is a naturally lit shower room to the rear of the property. Heating is by means of a modern high efficiency gas central heating boiler and double glazed windows feature throughout.

These properties additionally offer ample outdoor space, which is split between a private plot, with shed and a mutual area.

The area is well maintained throughout and offers free and unlimited on street parking, with local bus services and Dundee city centre within walking distance.

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# ACCOMMODATION

## **ACCOMMODATION**

Internal Stair, Hallway, Lounge, Kitchen, Shower Room & 2 Double Bedrooms (One currently used as a dining room)

**HALLWAY:** With storage and hatch to attic

**LOUNGE: APPROX 16'11" x 12'10"**

The large lounge with a bay window offers views over the Tay Estuary and beyond to Fife

**KITCHEN: APPROX 11'2" x 8'8"**

The fitted kitchen is located to the rear of the lounge and has ample space for casual dining as well as cooking.

**BEDROOM 1/DINING ROOM: APPROX 14'9" x 10'5"**

**BEDROOM 2: APPROX 11'3" x 10'11"**

**SHOWER ROOM: APPROX 6'1" x 4'8"**

Naturally lit shower room

## **GARDENS**

Access to the property is via gated access to the side of the flat, off Stirling Avenue. There is an area of mutual gardens which then leads to each property's individual plot. The plot relating to number 24 Kinloch Terrace is the fenced plot, with shed.



# FLOORPLAN

GROUND FLOOR  
70.0 sq.m. approx.



TOTAL FLOOR AREA : 70.0 sq.m. approx.  
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

The Home Report is available through the  
TSPC website

## VIEWING REQUESTS

Please contact the Property Department  
T: 01382 201010  
E: [propertyreception@ross-strachan.co.uk](mailto:propertyreception@ross-strachan.co.uk)

## EXTRAS

Fitted floor coverings and blinds are  
included in the sale  
**Certain extras may be available by separate negotiations**



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