

**THREE BEDROOM TERRACED VILLA FOR SALE - Offers Over £120,000**  
**32 Orchard Court, Dundee DD4 9DB**



- 3 BEDROOM TERRACED VILLA ● IN A SECLUDED WELL-SOUGHT AFTER RESIDENTIAL AREA.
- SITUATED IN A LEAFY SUBURB ● ON THE OUTSKIRTS OF DUNDEE ● WITH MAIN BUS ROUTES TO DUNDEE CITY CENTER AND NINEWELLS HOSPITAL ● LOCAL SHOPS AND AMENITIES

## Description

We offer for sale this 3 Bedroom Terraced Villa in a secluded well sought after residential area. Situated in a leafy suburb on the outskirts of Dundee with main bus routes to the city centre.

## Accommodation

**Comprises:** Lounge, Kitchen-Diner, 3 Bedrooms and Family Bathroom. Front and rear gardens. The property benefits from gas central heating and double glazing

**LOUNGE:** A good size room with front aspect and leading to a kitchen/diner.

**KITCHEN/DINER:** A range of base and wall units with a double-oven and gas hob. Rear aspect and door to back garden.

**BEDROOM 1:** a good sized double room with fitted wardrobes and with front aspect.

**BEDROOM2:** rear aspect double room with fitted wardrobe

**BEDROOM3:** front aspect single bedroom.

**BATHROOM:** family bathroom with WC, washbasin and bath with shower over.

## Exterior

The front of the house is reached via a pathway which leads to a mature wooded area. Lawn laid to grass.

**REAR Garden:** privacy fencing and laid to slabs with some mature shrubs and a garden shed. Parking to the rear of the property.

## Room Dimensions

Lounge	4.09m x 3.50m	Kitchen/Diner	5.05m x 3.10m
Bedroom 1	3.46m x 2.93m	Bedroom 2	3.11m x 2.93m
Bedroom 3	2.52 x 2.32m	Bathroom	1.86m x 1.72m

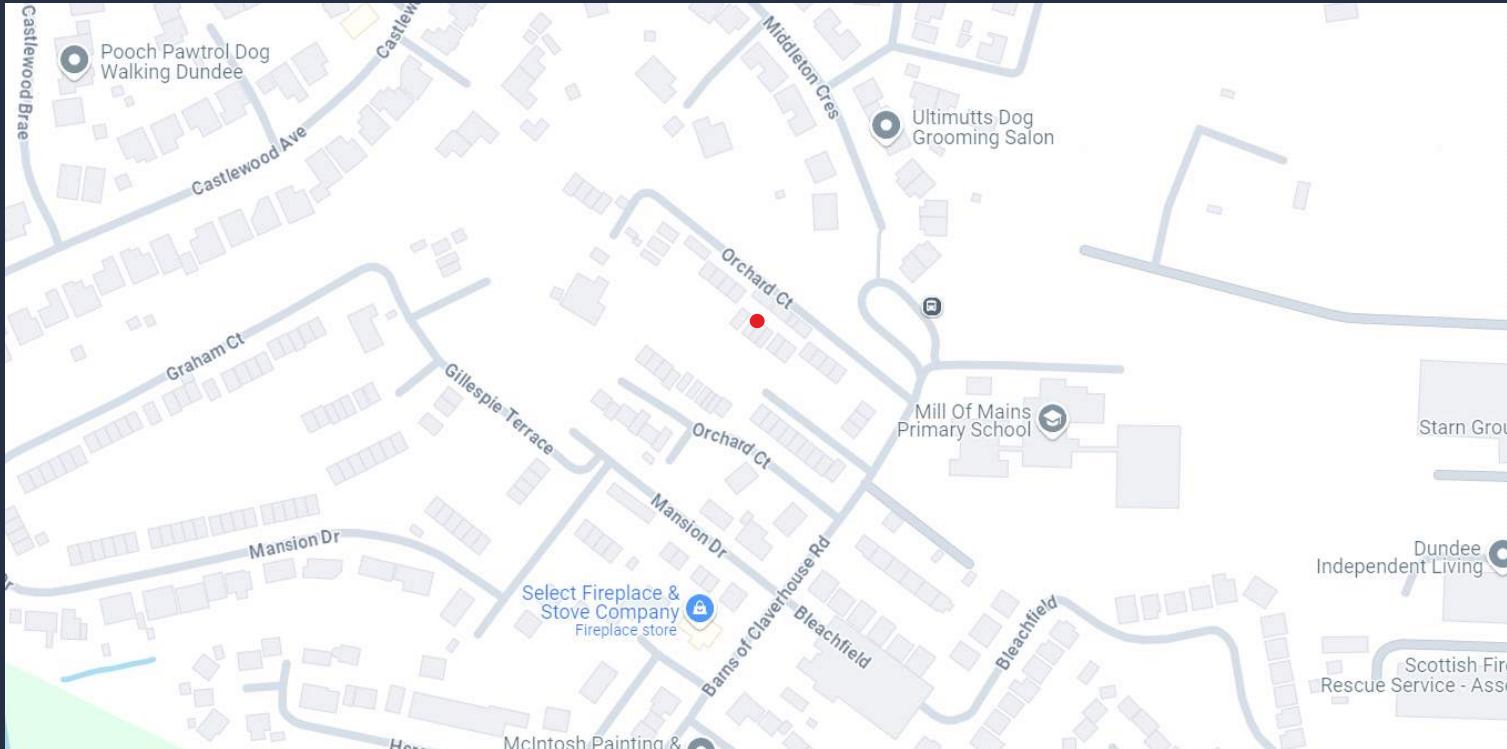
THE PROPERTY WOULD BENEFIT FROM SOME  
COSMETIC UPGRADING.



Call Property Department

**01382 221214**

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