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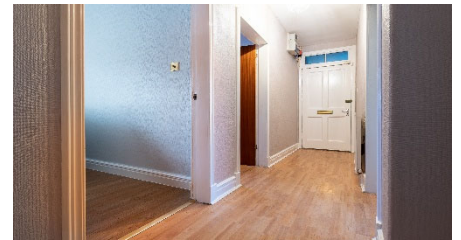
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property@mmlaw.co.uk

01382 206000 DUNDEE CITY | ANGUS | FIFE

38B Kenmore Terrace, Dundee, DD3 6EL

Offers Over
£110,000



"Spacious Two Bedroomed Ground Floor Flat In Walk-In Condition"

Accommodation: Entrance Hall, Lounge, 2 Double Bedrooms, Kitchen, Shower-Room, Double Glazing, Gas Central Heating, Private Front Garden, Shared Drying Screen.



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Description

This is an excellent opportunity to purchase a ground floor apartment in a popular residential location. The property offer comfortable accommodation which comprises: bright and spacious lounge, modern kitchen with a range of wall and base units complimented by co-ordinating work surfaces and splashback, gas hob, oven, integrated microwave, dishwasher, washing machine and fridge freezer, separate shelved storage cupboard. Ample space for table and chairs. Two double bedrooms and shower-room with two piece suite and walk-in shower cubicle with mains powered shower. Practical attributes include gas fired central heating, double glazing and private garden ground to the front of the property.

Included in the sale are all carpets and floor coverings, window blinds where fitted. All integrated appliances and fire surround and gas fire within the lounge.

Excellent opportunity to acquire a spacious property suited to a variety of buyers including first time purchasers. The property may also appeal to investors looking for "Buy to Rent" opportunities in popular locations.

Viewing is recommended to appreciate the accommodation on offer.

Outside

Private garden ground to the front of the property and mutual garden ground to the rear.

Area

The location allows ease of access to a wide range of amenities including schools, local shops, Dundee College and commuter bus services. In addition the property is conveniently located for access to the Kingsway with its wealth of retail and business outlets.



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Viewing

To view contact the Solicitors on 01382 206000.

Home Report

For a copy of the Home Report contact the Solicitor.

Accommodation

Lounge	15'1" x 11'5"
Kitchen	10'3" x 8'
Bedroom 1	11'9" x 11'
Bedroom 2	10'7" x 10'6"
Bathroom	8'5" x 5'6"



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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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