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2D Kenmore Terrace, Dundee, DD3 6EH
Offers Over £120,000

Accommodation: - Hallway, Lounge, Kitchen, 2 Double Bedrooms, Bathroom, Shared Drying Green, Garden Shed.

Immaculately presented first floor flat situated in the popular Dundee Law area. Local amenities closeby include primary and secondary schools, shops and bus routes. Dundee City Centre with its many amenities including cafés, bars, restaurant and a wide range of shops is within easy reach.

The subjects are decorated to a high standard and provide an excellent level of accommodation. Benefits include generously proportioned rooms, quality fittings and fixtures, modern kitchen and bathroom and gas central heating. There is also a shared drying green to the rear. Included in the sale will be all fitted floor coverings and blinds (where fitted).

Early viewing is recommended to appreciate this excellent home on offer.

Hallway

Entering through front door into hallway with spotlight fittings, radiator, hardwood flooring.

Lounge (13'7 x 13'1)

Bright, spacious lounge with large window overlooking Dundee Law, marble fireplace with electric fire, radiator, walk in storage cupboard, spotlight fittings, hardwood flooring.

Kitchen (8'8 x 7'8)

Attractive modern kitchen with ample wall and base units and co-ordinating work top surfaces, one and a half sink and drainer, electric cooker, cooker hood, large storage cupboard, spotlight fittings, radiator, window with river views, hardwood flooring.

Bedroom 1 (13'4 x 10'1)

Generously proportioned master bedroom with window to front of property, light fitting, radiator, hardwood flooring.

Bedroom 2 (10'1 x 9'8)

Second double bedroom with window with river views, radiator, light fitting, hardwood flooring.

Family Bathroom (10'1 x 4'9)

Fully tiled/wet-walled bathroom with three-piece white suite consisting of w.c., wash hand basin in vanity unit, and bath with electric shower over, radiator, spotlight fittings, window, hardwood flooring.

Outside

To the Rear: Shared drying green and garden shed.

All measurements are approximate.

Whilst these particulars are believed to be correct and are given in good faith, they are not warranted and any prospective purchasers must satisfy themselves as to the accuracy thereof. These particulars do not constitute part of an offer or contract of sale. All dimensions are approximate only. Prospective purchasers should note that their interest in the property must be communicated to and noted by the selling agents to ensure that they are informed of any closing date for offers. The sellers retain the right to sell or withdraw the property at any time.

Viewing

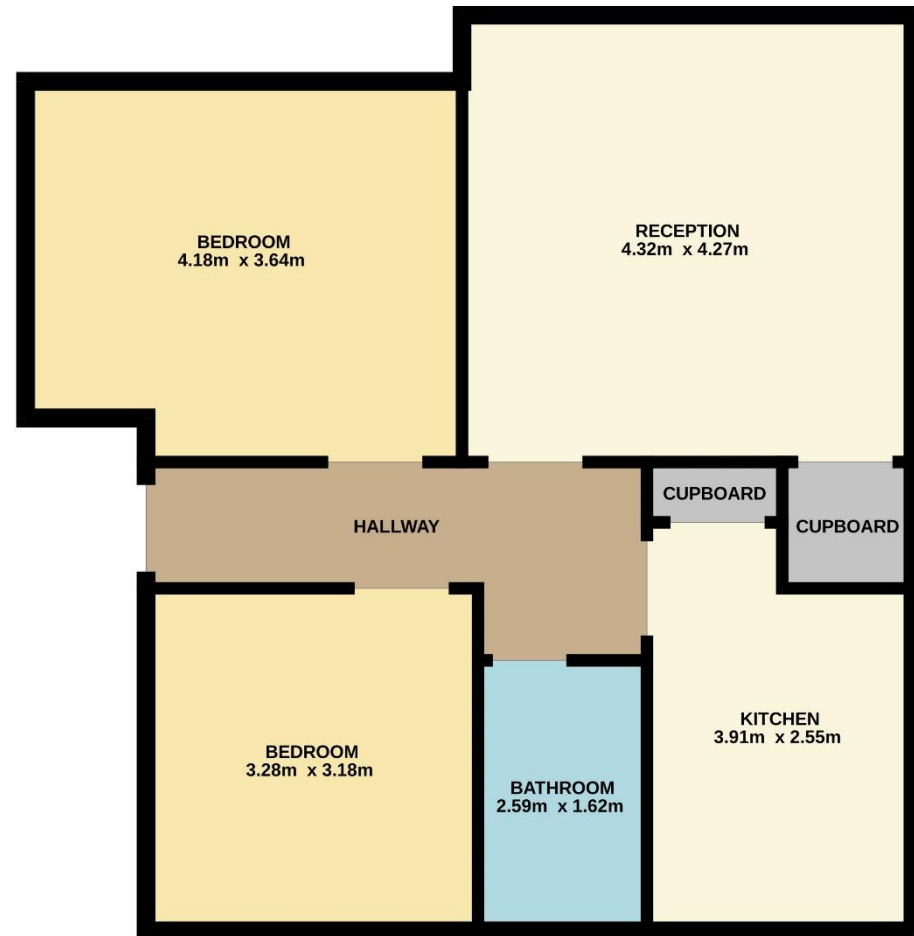
By appointment. Contact Solicitors on 01382 204625.

EPC Rating – C

Home Report available at –

<https://app.onesurvey.org/Pdf/HomeReport?q=PqsXMVVUSZPWoL5L7n%2byrA%3d%3d>

GROUND FLOOR
66.0 sq.m. approx.



TOTAL FLOOR AREA: 66.0 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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