



10 Kenilworth Avenue, Dundee, DD4 6LL
Offers Over £140,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



Great opportunity to purchase this spacious main door upper flat situated in an extremely sought after location with many nearby local amenities including schools, convenience stores, supermarkets, Baxter Park and public transport. Dundee City Centre is within reasonable walking distance and central Broughty Ferry is a short drive away.

Accommodation comprises: carpeted staircase to upper floor; hallway with storage and utility cupboards and hatch to attic; bright and spacious lounge with front facing bay window, focal fireplace and connecting door to kitchen which has fitted base and wall mounted units with contrasting worktops and complementary splashback tiling, integrated gas hob and oven, dishwasher and fridge; fully tiled shower room with fitted toilet/vanity unit and corner shower cubicle housing electric shower; and two double bedrooms, both having built in wardrobe/storage facilities.

Externally there is well maintained private garden to the rear with patio and gravel areas, attractive plants and shrubs, summer house and garden shed, shared drying green and small easily maintained side garden.

This particular property will appeal to a first time buyers and downsizers alike and early viewing is recommended.

- **Main Door Upper Flat**
- **Sought After Location**
- **Many Local Amenities**
- **Walking Distance of City Centre**
- **Lounge with Bay Window**
- **Kitchen**
- **Shower Room**
- **2 Double Bedrooms**
- **DG & GCH**
- **Private Garden & Shared Drying Green**
- **Move In Condition**
- **Ideal Starter Home/Downsize Property**



Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.



