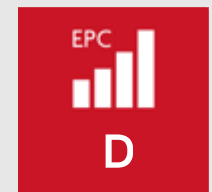
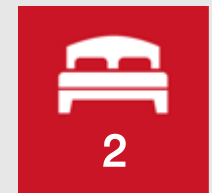
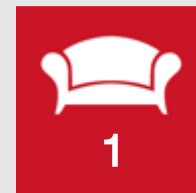




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17 Gourdie Road, Dundee DD2
4RB





Summary

This semi-detached villa presents an excellent opportunity for first-time buyers, downsizers, or buy-to-let investors seeking a property with great potential offering well-proportioned accommodation throughout. The home comprises a spacious lounge, a fitted kitchen with white goods included in the sale (although no warranties or guarantees will be provided), two double bedrooms and a wet room-style shower room. The property benefits from double glazing and gas central heating. While the home would benefit from a degree of modernisation, it provides a fantastic canvas for purchasers looking to add their own style and value. Externally, the property enjoys both front and rear gardens. The front garden features an area of lawn complemented by mature planted borders, together with a driveway providing valuable off-street parking.

Features

- Semi-Detached Villa
- Lounge
- Kitchen
- Two Double Bedrooms
- Wet Room/Shower Room
- Low Maintenance Rear Garden
- Driveway parking
- Double Glazing and Gas Central Heating
- Requires some upgrading
- Ideal First Time Buy or Rental investment
- EPC D

Room Measurements

Lounge/Diner: 19'8 x 10'2

Kitchen: 10'6 x 6'0

Bedroom: 13'2 x 10'2

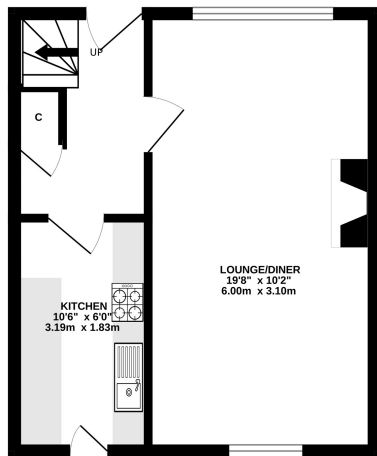
Bedroom: 10'2 x 9'10

Shower Room: 6'0 x 5'7

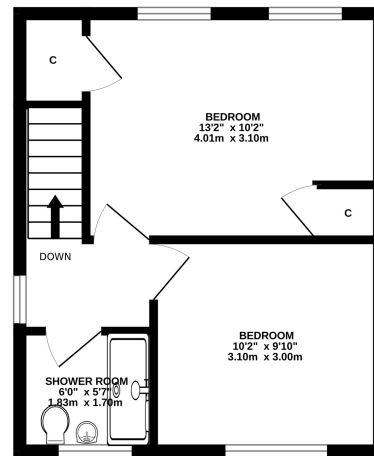


Floorplan

GROUND FLOOR



1ST 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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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