



14 Kemnay Gardens, Dundee, DD4 7SR

Offers Over £120,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



Great opportunity to purchase this well presented two bedroom semi-detached villa offering comfortable and spacious accommodation, ideal for first-time buyers, young families or those looking to downsize.

Situated within a popular residential area and conveniently located close to local amenities, schools, supermarkets and transport links this attractive home combines practical living with excellent accessibility, making it a fantastic opportunity for a wide range of purchasers.

Accommodation comprises a bright and welcoming lounge/dining room with dual aspect windows, a well-appointed kitchen with integrated gas hob and electric oven, ample storage and workspace and external door to rear garden, two generously sized bedrooms with built in storage facilities and a modern family shower room. The property has been well maintained and is presented in move-in condition.

Externally there are private gardens to the front and rear, providing excellent outdoor space for relaxing, entertaining or family use and a private driveway offers convenient off-street parking.

Early viewing is recommended.

- **Popular Location**
- **Many Nearby Amenities**
- **Hallway**
- **Lounge/Dining**
- **Kitchen**
- **Shower Room**
- **2 Double Bedrooms**
- **DG & GCH**
- **Plentiful Storage**
- **Stair Lift (this can be removed if required)**
- **Private Gardens**
- **Driveway**
- **Ideal 1st Time Buy/Family Home**



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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.





GROUND FLOOR
33.0 sq.m. approx.

1ST FLOOR
33.0 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 misstatement. The 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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Included in the sale are all carpets and floor coverings, window blinds where fitted, integrated hob and oven, free standing wardrobes and garden shed.