






Well maintained and presented 2-bedroom, ground floor flat perfect for the 1st time buyer or investor

 2 Bed  1 Bath  1 Reception

This well-presented ground floor, two-bedroom flat offers spacious accommodation all on one level, making it ideal for first-time buyers or buy-to-let investors alike.

Kemnay Gardens is conveniently located with easy access to a wide range of local amenities, including shops, schools, and leisure facilities, as well as regular public transport links providing quick connectivity to the city centre.

The accommodation comprises a welcoming entrance hall with a built-in storage cupboard, a bright and comfortable lounge, and a kitchen with space for appliances. There are two generously sized double bedrooms, one benefiting from fitted wardrobes and the other from a built-in cupboard, along with a modern fully tiled shower room.

Externally, the property features a private front garden laid with low-maintenance chipped stone, offering the potential to create off-street parking (subject to obtaining the necessary planning consents). To the rear, there is a private garden area with mature shrubs and trees, providing a pleasant outdoor space.

Benefits include double glazing and gas central heating. Included in the sale are the fitted floor coverings and window blinds (where fitted).

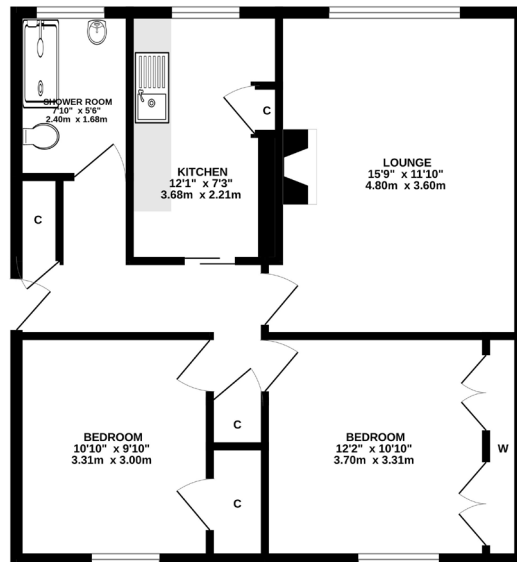
The property is perfect for a variety of buyers and early internal viewing is highly recommended to fully appreciate this lovely property and to avoid disappointment.

Features

- Entrance hall
- Lounge
- Kitchen
- Two bedrooms
- Shower room
- Gas central heating
- Double glazing
- Gardens
- EPC Rating C

Offers Over £75,000

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide 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. Made with Metron C200



Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including

the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities, Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

☎ 01382 802050

✉ dundeeproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.