





This modern semi-detached townhouse is a spacious four-bedroom residence, which has a highly convenient location in Dundee. It is situated close to Dudhope Park within easy reach of amenities, transport links, schools, and the city centre. The family home also provides bright and airy accommodation and a high degree of versatility. Plus, it benefits from light neutral décor throughout, allowing new buyers to easily add their own stamp. Furthermore, the southeast-facing property has private parking for two cars and a fully-enclosed rear garden.

Extras: integrated kitchen appliances, a washing machine, and a dishwasher to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

## FEATURES

- A spacious semi-detached townhouse
- Sought-after location in Dundee
- Lightly decorated interiors throughout
- Naturally-lit hall with storage
- Large living room with Juliet balcony
- Open-plan kitchen/dining room
- Four double bedrooms (three with wardrobes)
- Two conveniently located WCs
- Quality en-suite shower room
- Three-piece family bathroom
- Enclosed, low-maintenance garden
- Private driveway and integrated garage
- EPC Rating C
- Council Tax Band E







"THIS FOUR-BEDROOM, TWO-BATHROOM TOWNHOUSE HAS SPACIOUS LIVING AREAS AND REPRESENTS AN IDEAL FAMILY HOME."





EPC RATING:

C

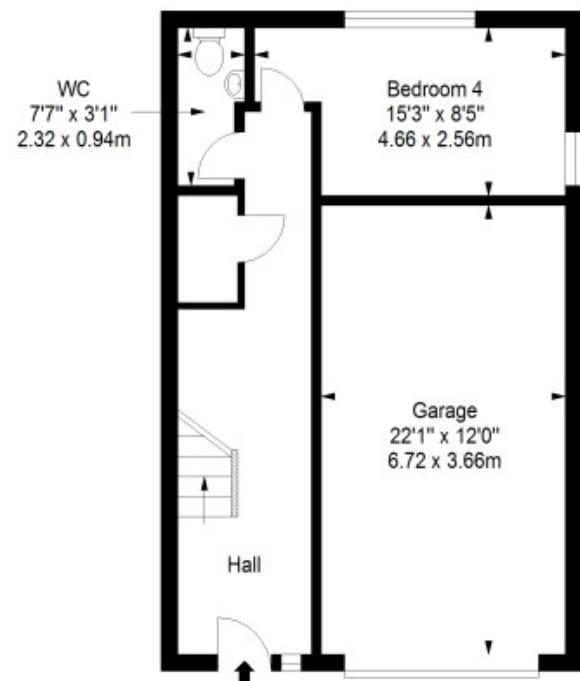
COUNCIL TAX BAND:

E

VIEWINGS: by appointment with Gilson Gray on 01382 201 000

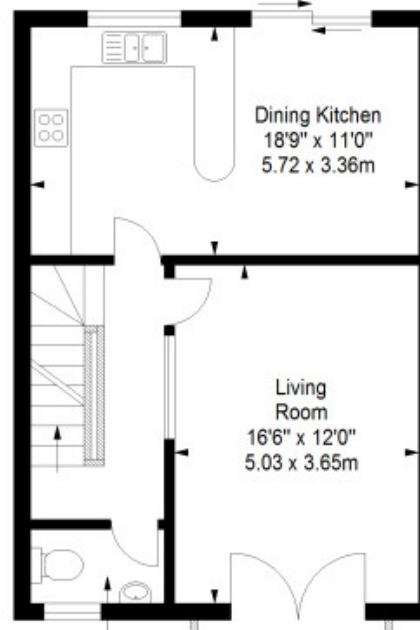
Ground Floor

Approx. 54.2 sq. metres (583.4 sq. feet)



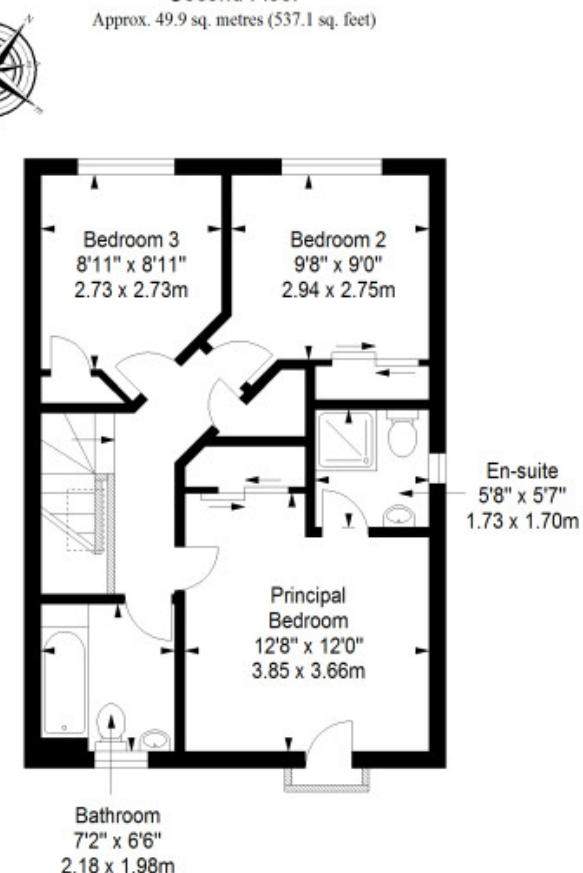
First Floor

Approx. 49.9 sq. metres (537.1 sq. feet)



Second Floor

Approx. 49.9 sq. metres (537.1 sq. feet)



Total area: approx. 154.0 sq. metres (1657.6 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366

## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021

## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481

## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000

## BORDERS

01890 880 008



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