





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."





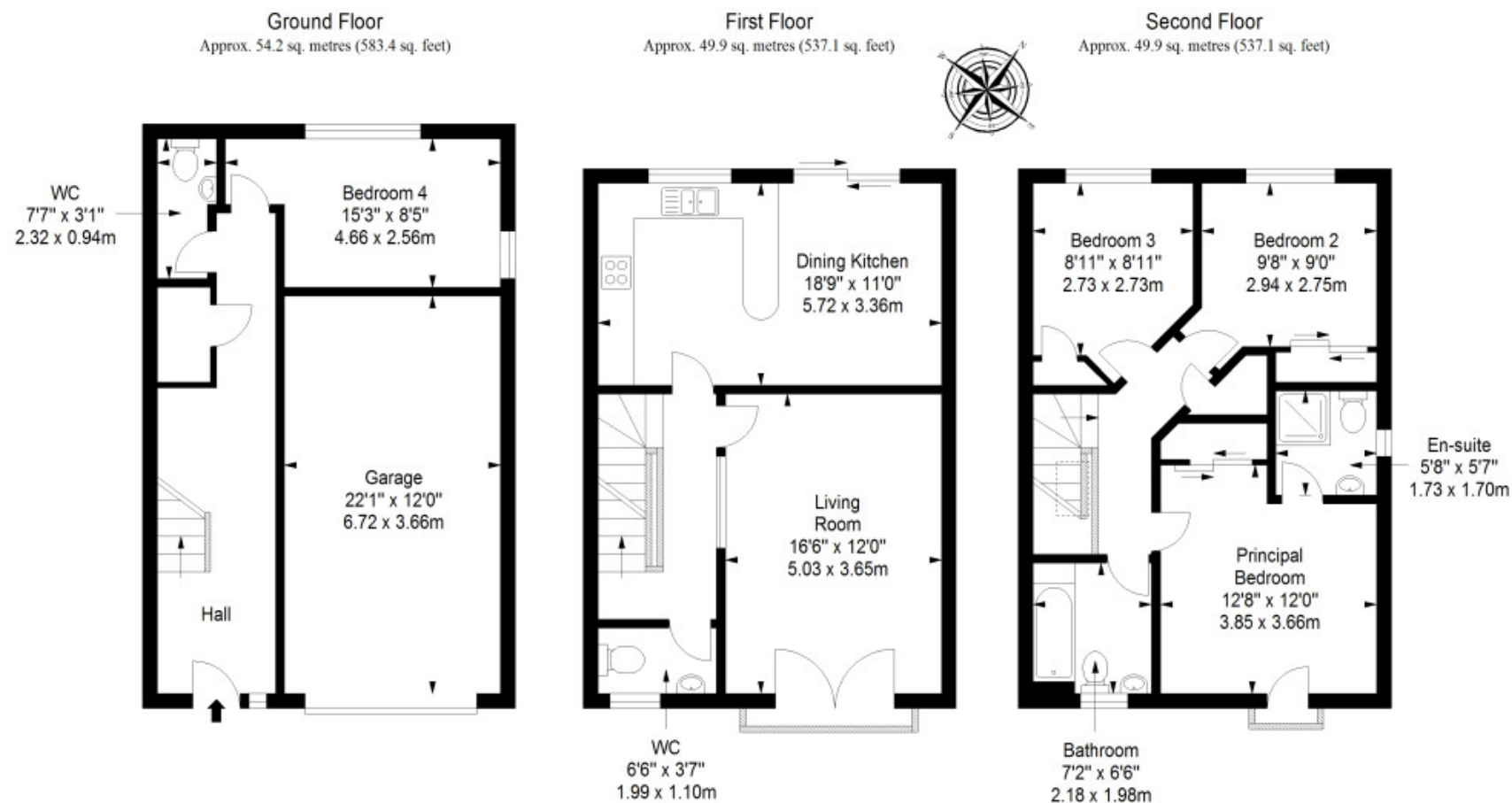
EPC RATING:

C

COUNCIL TAX BAND:

E

VIEWINGS: by appointment with Gilson Gray on 01382 201 000



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



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.