



**8 HYNDFORD PLACE, DUNDEE, DD2 1HS
OFFERS OVER £235,000.00**



HOME REPORT VALUATION £235,000.00

EPC RATING E



This two-bedroom semi-detached bungalow is located in the desirable residential area of the West End of Dundee. The property is situated just a short walk from the Perth Road shopping area and within walking distance of Dundee City Centre. It is within easy reach of both Universities, Victoria and Balgay Parks, Riverside, Ninewells and local primary and secondary schools. In addition, there are excellent commuting links to the city centre, Ninewells and surrounding areas.

Entering the property is via a vestibule which leads into the hallway through an internal frosted glass door. To the right is the living room which boasts a large bay window which overlooks the front garden. The other room to the front of the property is a spacious bedroom, this room features a varnished wood floor and original fireplace with display cabinets to either side. The hall also provides hatch-access to the generous sized, floored attic.

The kitchen and dining area are both situated to the rear of the property. The dining room leads to the kitchen through an archway and to the back garden via French doors; which have the added advantage of allowing plenty of natural light to pour into the room. The kitchen is fitted with base and wall units and has space for white goods. The bathroom consists of a three-piece white suite with an over-bath shower. Finally, at the end of the hall is the nicely proportioned second bedroom.

The property has stripped wooden doors and skirtings throughout, plus benefits from few other original features. The front garden has a variety of mature shrubs and plants. The rear garden consists of a lawn area, a garden shed, various mature shrubs and an apple tree. To the front of the property there is a driveway providing off-street parking, plus there is ample street parking.

Viewing is highly recommended to appreciate the property fully.

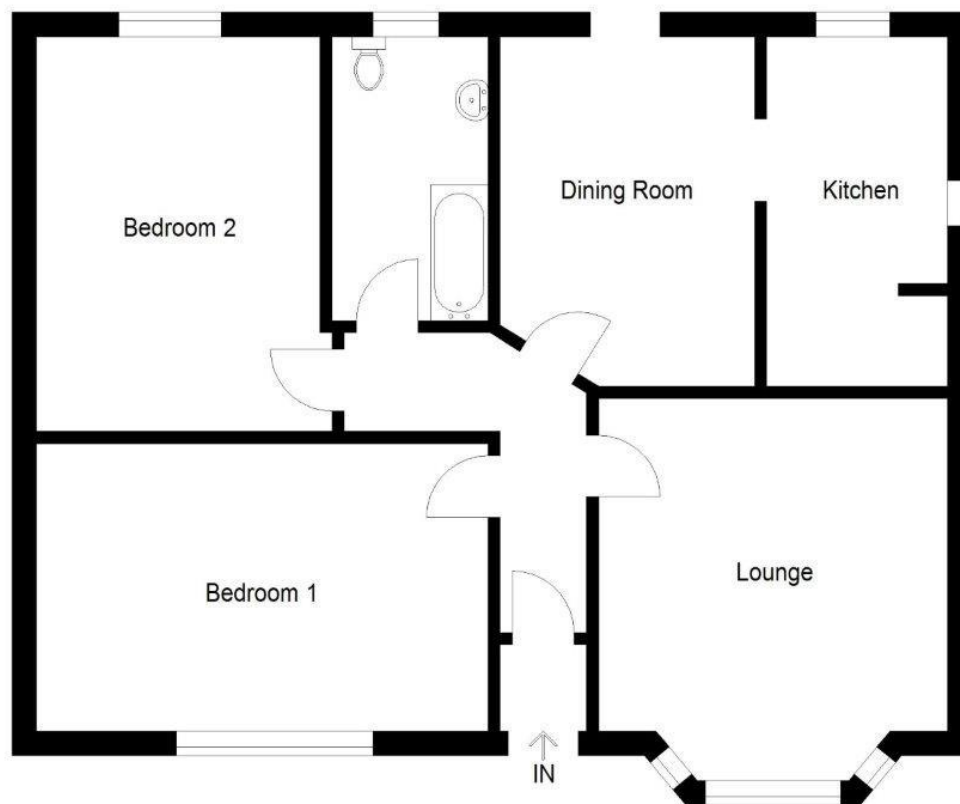


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