



12D KENMORE TERRACE, DUNDEE, DD3 6EH
OFFERS AROUND £95,000



HOME REPORT VALUATION £100,000

EPC RATING

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This two-bedroom first floor flat forms part of a block of 4 in a popular residential area of similar style properties. The property is ideally situated for easy access to Dundee City Centre, Kingsway Retail Park, The Law and leisure facilities. The rooms are of a good size throughout and the property benefits from double glazing and gas central heating.

The property opens to the entrance hallway providing access to all rooms. At the far end of the hallway is the kitchen fitted with white wall and base units. There is an integrated oven, extractor hood, 2 ring hob and stainless steel sink. The room benefits from a South facing window providing ample natural light. Located to the front of the property is the spacious lounge with 3 front facing windows. A cupboard offers good storage space and the fireplace surround is a central feature.

The larger double bedroom is to the front of the property with the second double bedroom positioned to the rear. Both rooms are fitted with carpet flooring and blinds. The shower room is laid with linoleum flooring and includes an alcove ideal for white goods. The room is fitted with a corner shower cubicle, wash hand basin and w.c.

Externally there is a communal garden to the rear of the property with a private garden beyond. The garden is on 2 tiers with patio and wooden shed.

This is a fantastic opportunity to purchase a property in a popular residential area ideal first time buyers or as a buy-to-let opportunity.



Illustration For Identification Purposes Only.
Not To Scale (ID:1229179 / Ref:91125)



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