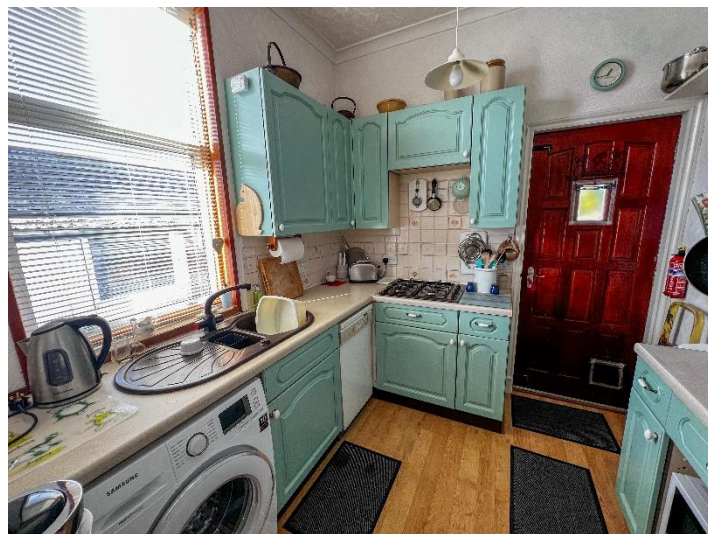




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**34 FREDERICK STREET, DUNDEE, DD3 8RR**  
**OFFERS OVER £190,000**

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This two bed semi-detached villa is situated on a large plot with maintained gardens to the front and rear and a large driveway leading to the garage providing ample off-street parking. The property is ideally located for access to Schools, the Kingsway Retail Park and the Caird Park. In addition, the property is on a main bus route and a short distance from the Kingsway providing commuting links to Dundee City Centre and the surrounding towns.

The property opens to the vestibule which leads into the hallway through the glass Georgian door. The hallway is laid with wooden flooring and provides access to all ground floor accommodation and to the winder staircase leading to the first floor. The bright and spacious dining room is located to the front of the property benefiting from a bay window allowing natural light to fill this room. The centre feature is the gas fire with beautifully painted tiles on the surround and a timber mantle. The room is finished with a picture rail, cornice and alcove with shelves and a cupboard. To the rear of the property is the lounge which benefits from two large windows looking over the garden with the décor also including a picture rail and cornice. The kitchen benefits from fitted wall and base units with a tiled surround and gas hob. There is a timber door providing access to the rear garden and south facing window.

The upper hallway is laid with carpet flooring and benefits from two windows and a linen cupboard. The two bedrooms are both of a good size with carpet flooring, radiators and windows. The larger bedroom includes combined wardrobes and drawers. The bathroom is laid with laminate flooring and includes a three piece suite with an electric shower over the bath. The room is lined with timber panelling and a tiled surround to the bath.

The extensive garden to the rear of the property has been maintained benefiting from mature shrubs and plants and a winding path through the lawned areas. This is an excellent area for those who enjoy gardening and for entertaining throughout the summer months. To the rear of the garden is a greenhouse and wooden shed.

This is an excellent property and early viewing is highly recommended. The seller is open to negotiation for any furniture within the property.

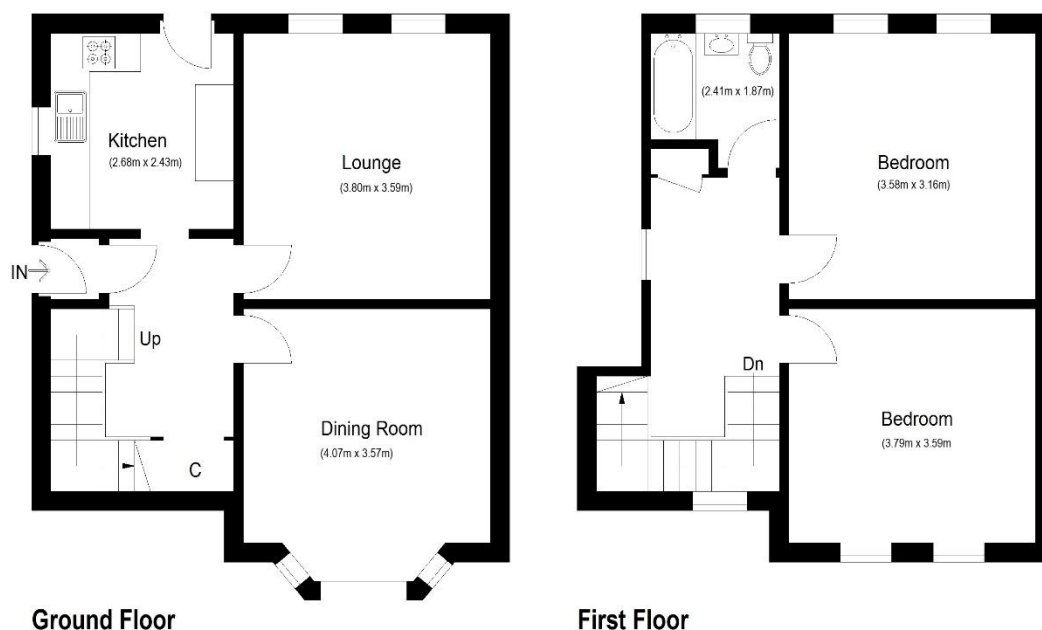


Illustration For Identification Purposes Only. Not To Scale (ID:1197142 / Ref:90493)



