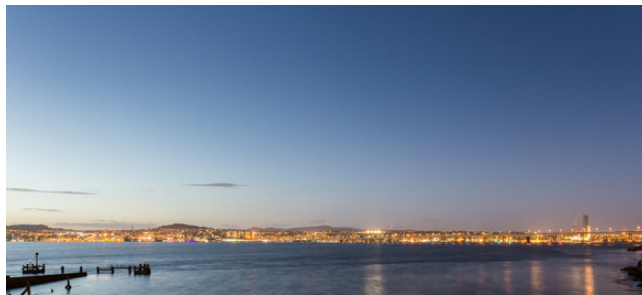




DUNDEE

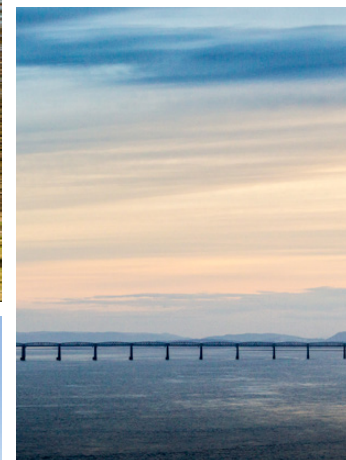
DD4 0JF



The 'City of Discovery' commonly known as Dundee has been enjoying a lot of recent redevelopment and enhancements over the last few years and is currently in the midst of a £1 billion redevelopment of its waterfront.

These redevelopments include the V&A Museum of Design which is due to open in 2018. Ninewells is a highly rated hospital with some of the world's leading researchers and facilities. This is coupled with two world-class universities, some very good schools and a leading further education college.

We have recently agreed to sponsor the two local teams Dundee and Dundee United and help put money back into the community while improving our name awareness throughout the city.



33

KIRKCONNEL TERRACE

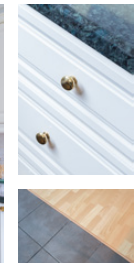
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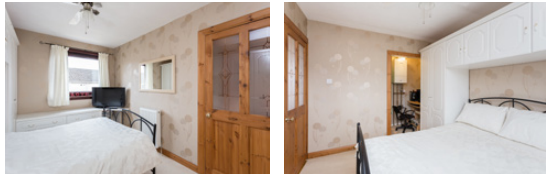
We have for sale this spacious and sought after terraced two double bedroom property situated in a courtyard style setting. Parking is available on the road or in the communal driveway nearby.

You approach the property through a wooden gate which gives access to the secured front garden which is low maintenance and pet-friendly. There are two doors leading into the property. The right-hand one leads into a small hallway with storage space. From here you access the kitchen/dining room. The kitchen has a modern range of eye and base level units with a laminated roll top work surfaces, sink unit and drainer, space for a table and chairs, tiled flooring, double rear aspect, built-in oven with four-ring gas hob above and extractor over. There is also space for an upright fridge freezer and under counter space for a washing machine. From here you can then access the living room which has a rear aspect through sliding double glazed patio doors leading out to the rear garden. The living room has laminated wood flooring and is a generous size with door leading to another hallway.

The hallway has the stairs giving access to the first floor and another main door to the front garden. Upstairs are the two double bedrooms, both with fitted wardrobes and side units offering ample storage space. Finishing the first floor is the family three-piece bathroom suite with shower over bath and tiled flooring.

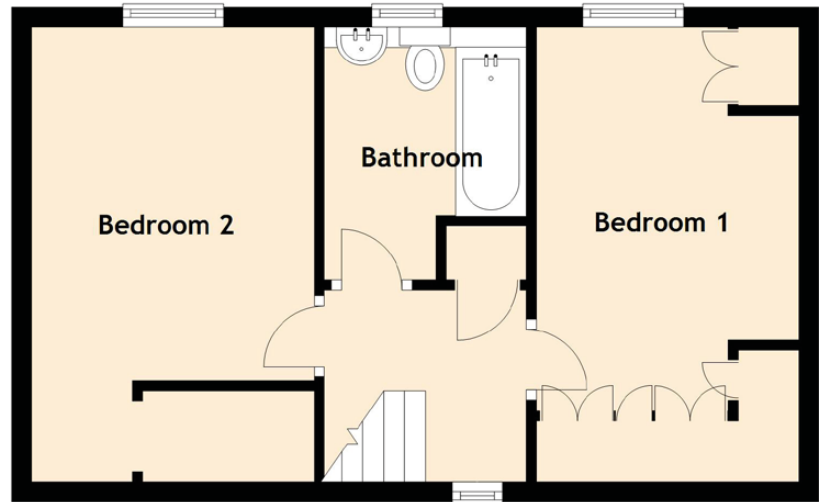
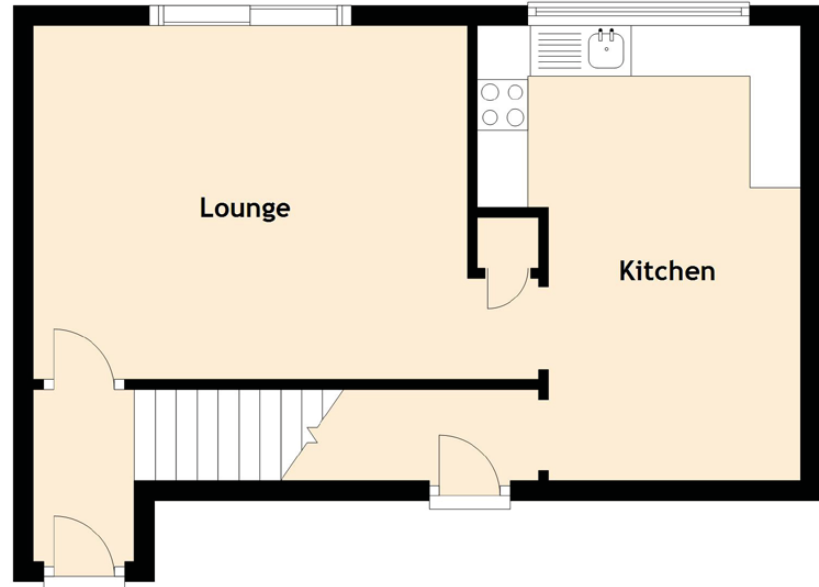
To the rear is a small private garden with patio area and steps down to another part of the garden. The garden is enclosed by hedging and fencing.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.50m (11'6")
Kitchen	4.50m (14'9") x 3.20m (10'6")
Bedroom 1	3.80m (12'6") x 2.60m (8'6")
Bedroom 2	4.50m (14'9") x 2.80m (9'2")
Bathroom	2.50m (8'2") x 2.00m (6'7")

Gross internal floor area (m²): 69m²

EPC Rating: D

Extras (Included in the sale): Floor coverings, blinds, light fittings and fitted kitchen appliances.

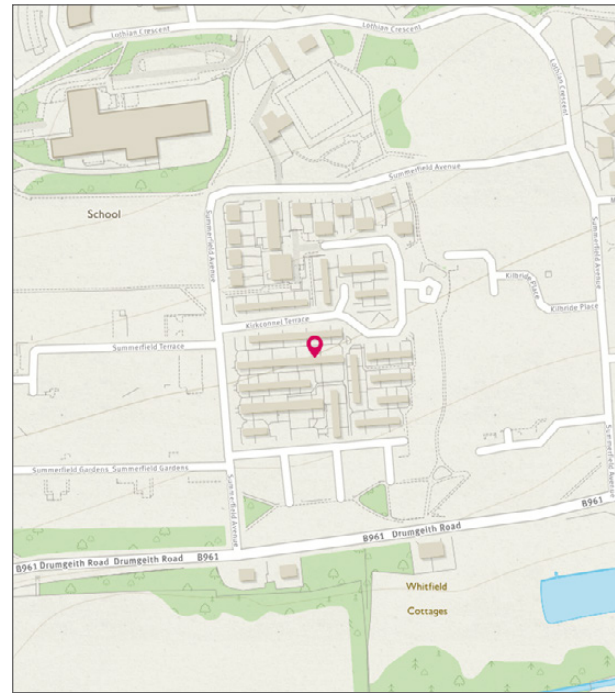


Image credit: <https://www.radiant-surveys.co.uk/sample/>



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