

Semi-detached villa with two double bedrooms

Conservatory and large driveway

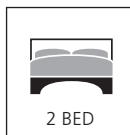


26 Ashkirk Gardens

Dundee, DD4 0TL



Scan Here!



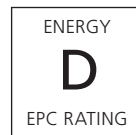
2 BED



1 BATH



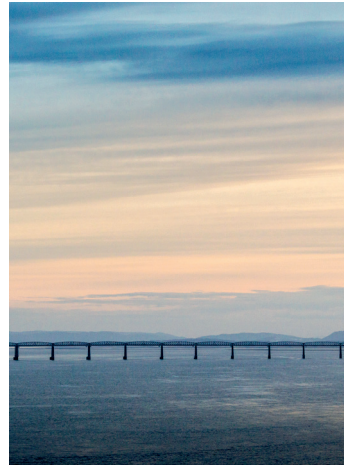
CONSERVATORY



ENERGY

D

EPC RATING



Dundee

"...a vibrant city with a rich history..."

Dundee is situated on the North bank of the Firth of Tay, and bounded by the Sidlaw Hills, modern Dundee is known as the 'City of Discovery' - a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth largest city. Dundee has two world-class universities, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all the family.





Ashkirk Gardens

"...substantial two double bedroom semi-detached house..."

Part Exchange available! We're delighted to offer this substantial two double bedroom semi-detached house positioned in a quiet cul-de-sac location. Walk in to the entrance hall with stairs to first floor and living room accessed on the right. The living rooms enjoys a front aspect with further understairs cupboard for additional storage space. Walk through to the kitchen/breakfast room which comprises of a range of eye and base level units with roll top work surfaces incorporating single bowl stainless steel sink unit with mixer tap and drainer. Built in electric cooker with four ring gas hob and extractor fan above. Space and plumbing for washing machine and dishwasher and space for upright fridge/freezer. The room enjoys tiled flooring, space for table and chairs and access to the conservatory. The conservatory adds

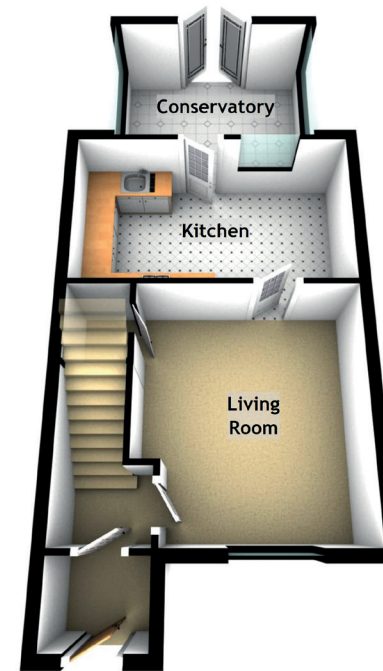
extra room downstairs with French doors leading to the garden and laminated wood flooring. Moving upstairs you have two double bedrooms both with fitted wardrobes. Master bedroom enjoys a front aspect and bedroom two a rear aspect. The bathroom is a three piece suite finished in white with a rear aspect opaque window.

Outside to the front you have one parking space with driveway to the side for an additional two spaces with stone clippings and mature hedging to one side for added privacy. To the rear is a raised decked area for enjoying the evening sun with steps down to an area of lawned grass enclosed by wood panelled fencing and enjoys flower and shrub borders.

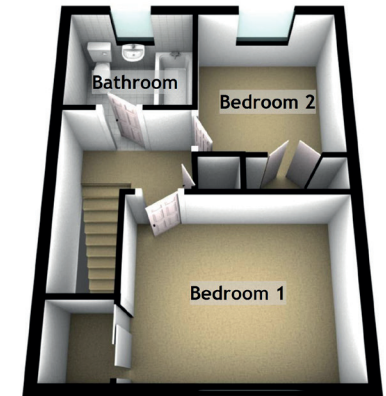


"...Master bedroom enjoys a front aspect and bedroom two a rear aspect. The bathroom is a three piece suite finished in white with a rear aspect opaque window..."

Ground Floor



First Floor

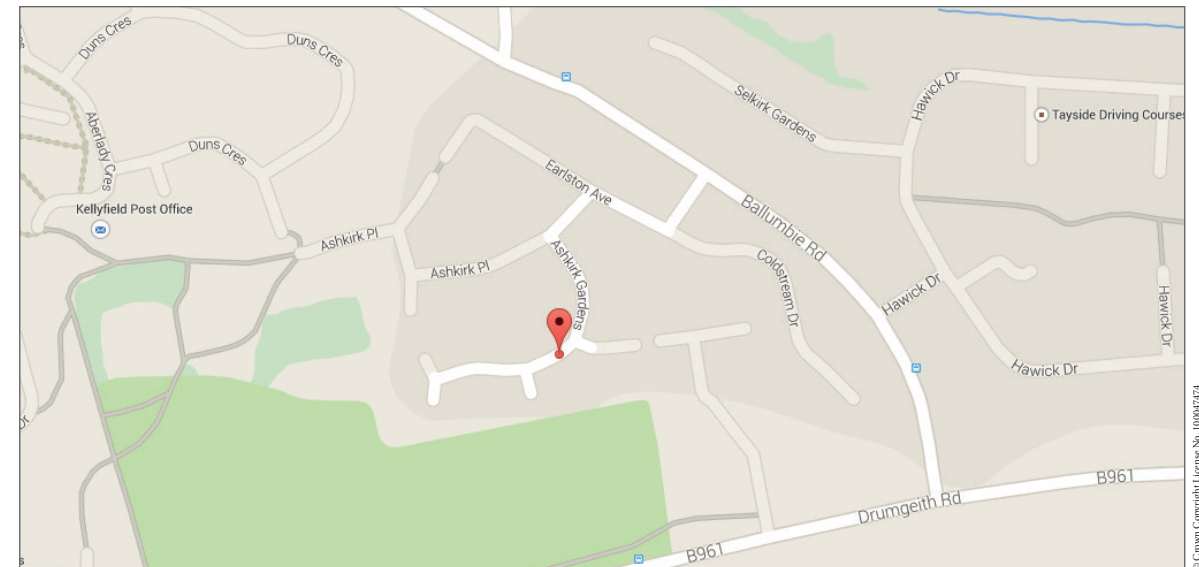


Approximate Dimensions
(Taken from the widest point)

Living Room	3.99m (13'1") x 3.57m (11'9")
Kitchen	4.68m (15'4") x 2.67m (8'9")
Conservatory	3.51m (11'6") x 2.52m (8'3")
Bedroom 1	3.69m (12'1") x 2.95m (9'8")
Bedroom 2	2.83m (9'4") x 2.50m (8'2")
Bathroom	2.08m (6'10") x 1.88m (6'2")

Extras
(Included in the sale)

Floorings and fitted appliances are included within the sale.





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Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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