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19 Tranent Walk

DUNDEE, DD4 0XW

DUNDEE

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

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



19 TRANENT WALK

We are delighted to offer onto the open market this spacious and 'Move In' condition three double bedroom semi-detached family home. To the front of the property is a lawned garden with steps to the front door, driveway to the side with off street parking for numerous vehicles and access to the garage. The garage has a metal up and over door with a side door leading out into the garden.

Upon entering the property you walk into the entrance vestibule with stairs to the first floor and a two-piece cloakroom then accessed on the right with storage below the sink and side aspect window. The living room is a bright and very airy room with front aspect double glazed windows, white gloss flooring and double doors leading into the kitchen/dining room. The kitchen



“...FROM HERE
YOU ACCESS THE
CONSERVATORY
WHICH IS OPEN PLAN
TO THE KITCHEN
AND OFFERS GREAT
VIEWS OVER THE
GARDEN...”



offers a modern range of eye and base level units with roll top work surfaces incorporating sink unit with mixer tap and drainer. Built-in cooker with halogen hob and extractor over. Undercounter space for dishwasher and washing machine and space for an upright fridge/freezer. Laminated wood flooring with space for table and chairs. From here you access the conservatory which is open plan

to the kitchen and offers great views over the garden with sliding door leading to the garden with laminated wood flooring. Upstairs is a spacious landing with access to the loft and airing cupboard. The three bedrooms are all doubles in size, the master bedroom has two double wardrobes with hanging space and shelving. Bedroom three also has a cupboard accessing the bulkhead for additional storage.

There is electric heating throughout the property and double glazing throughout.

Outside to the rear is a patio area immediately behind the property and to the side with steps up to a lawned garden with raised shrubbery and flower borders enclosed by wood panelled fencing. This property is in very good order and you can move in as quickly as required.



SINGLE GARAGE



A90 ROAD LINKS



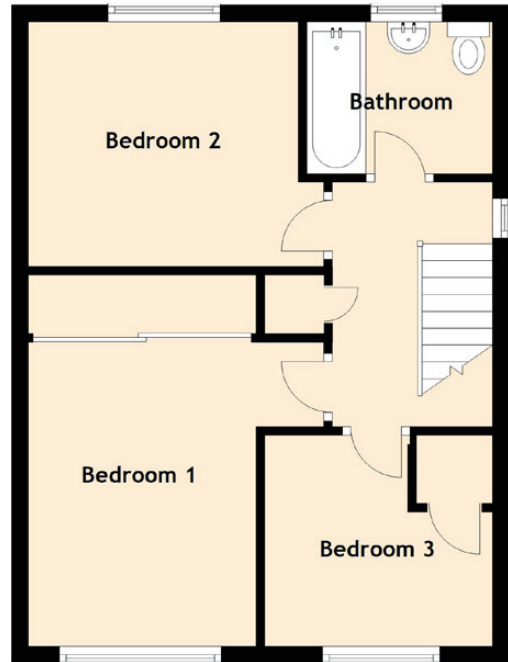
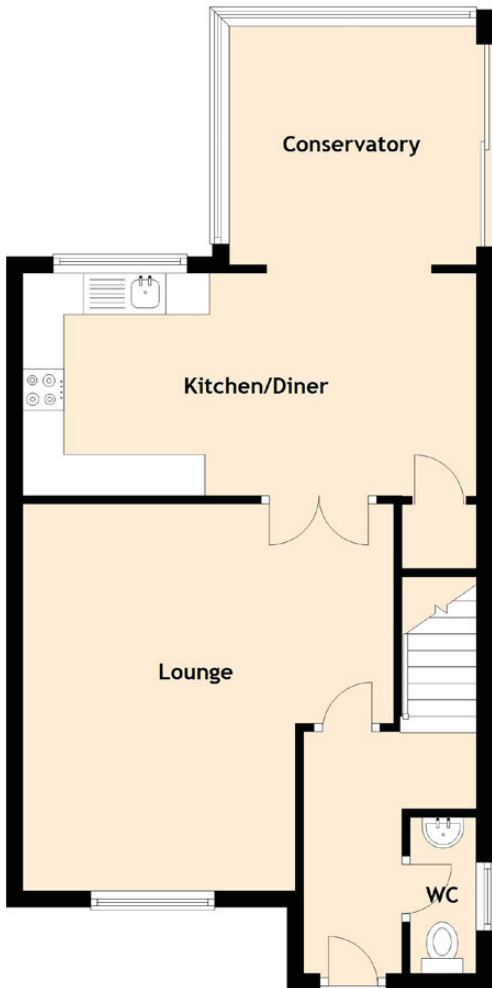
LOCAL AMENITIES



NEAR SCHOOLS



LEISURE FACILITIES



THE DETAILS

Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 4.50m (14'9")
Kitchen/Diner	5.50m (18'1") x 2.70m (8'10")
Conservatory	3.00m (9'10") x 2.90m (9'6")
Bedroom 1	3.60m (11'10") x 3.50m (11'6")
Bedroom 2	3.20m (10'6") x 2.90m (9'6")
Bedroom 3	2.70m (8'10") x 2.60m (8'6")
Bathroom	2.20m (7'3") x 1.80m (5'11")
WC	2.00m (6'7") x 0.80m (2'7")

Gross internal floor area (m²): 94m²

EPC Rating: E

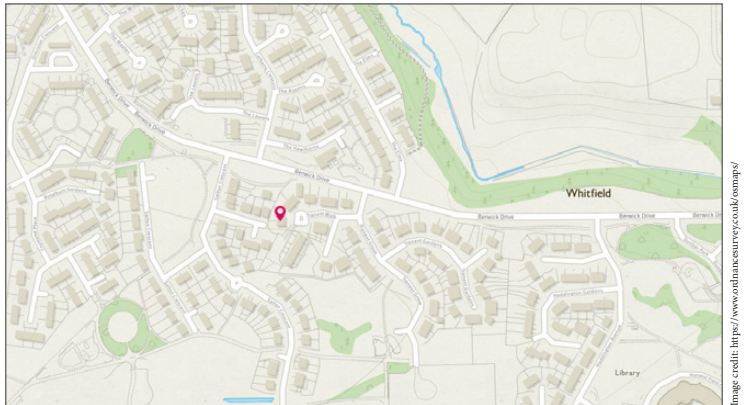


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