MICHAEL A. BROWN
Solicitors & Estate Agents

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61 Kemnay Gardens, Dundee, DD4 7TR

Offers Over **£130,000**



- End Terraced Villa
- Fully Modernised
- Move in Condition
- Quiet Area
- Enclosed Gardens
- Lounge Dining
- Modern Kitchen
- 3 Bedrooms
- Quality Bathroom
- Combi GCH;UPVC DG

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This recently modernised and upgraded SEMI DETACHED VILLA has been feshly decorated and is in excellent condition throughout. The house benefits from new roof tiling, replastered internal walls, electric rewiring and full gas central heating with modern combi gas boiler. There are replacement double glazed windows and doors and recently laid carpets and floor coverings throughout. The kitchen and bathroom have been renewed to a high standard. There are easily maintained and enclosed front and rear gardens laid out with lawns, paved paths and south facing rear facing patio. The house is situated in a quiet and popular area of Douglas and set back from the road with regular bus services available on nearby Ballindean Road.

GROUND FLOOR

ENTRANCE HALL
UPVC front entrance door and side screen. Stair to upper floor. Light oak laminate flooring.

LOUNGE DINING
Large double glazed windows overlook the front and rear gardens. Rear dining area with door to adjoining kitchen. Light oak laminate flooring.

KITCHEN
Fully modernised with matte white wall and base units and granite effect worktops and upstands. Slot in electric cooker. Stainless steel chimney filter hood. Slot in automatic washing machine and dishwasher. Inset stainless steel sink with drainer and mixer tap. Wall mounted Vaillant combi gas boiler. Built in shelved storage. Parador ceiling with recessed downlights. Light oak laminate flooring. UPVC door and window to rear garden.

UPPER FLOOR

HALL
Shelved storage cupboard. Hatch to attic suitable for storage.

DOUBLE BEDROOM
A spacious double bedroom with window overlooking the front garden.

DOUBLE BEDROOM
A further spacious bedroom with window overlooking the rear garden.

BEDROOM
Window overlooks the front garden.

BATHROOM
Fully modernised with marble effect wet walls. White vanity unit with inset wash hand basin and toilet. White bath with thermostat shower and glazed bi fold shower screen. Tiled effect flooring. Parador style ceiling with recessed downlights. Opaque window. Black towel radiator.

GARDENS
Front garden is enclosed by low walls and overlooks tree and grass area. Laid out with lawn and paved path. The south facing rear garden is enclosed by walls and fencing. Laid out with large lawn and paved patio area. Large garden shed.

EXTRAS
Included are all floor coverings, light fittings, blinds, automatic washing machine, dishwasher and cube display unit in the lounge.

ENTRY
Early entry available.

LOCATION
Ballindean Road/Keith Place/Kemnay Gardens.

EPC – C

HOME REPORT VALUATION - £130,000







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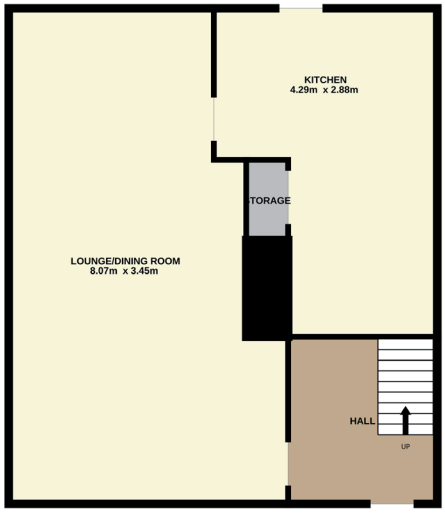

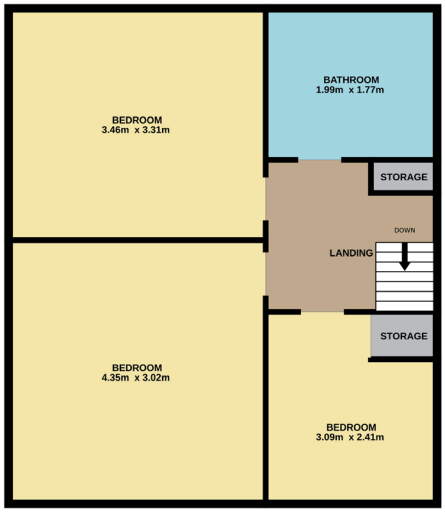

These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.

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