

16B Kenmore Terrace, Dundee, DD3 6EH

Offers Over £120,000

Contact Solicitors for an appointment to view

01382 203000

Chamber Practice



- **Immaculate Ground Floor Flat**
- **Quiet Location**
- **Walking Distance of City Centre**
- **Lounge**
- **Kitchen with White Goods**
- **Stylish Bathroom**
- **2 Double Bedrooms**
- **DG & GCH**
- **Security Entry**
- **Private Front, Side and Rear Gardens**
- **Shared Drying Green**
- **Garage**
- **Move In Condition**
- **Ideal 1st Time Buy/Downsize Property**

Immaculate two bedroom ground floor flat ideally positioned within a quiet, popular residential area. The property is presented in excellent condition throughout and benefits from private gardens, a shared drying green and a lock-up garage — features that are particularly desirable for a flat.

The accommodation comprises a welcoming hallway with access to all rooms and a bright and spacious lounge incorporating a useful storage cupboard. The kitchen is well appointed and benefits from a range of fitted units with white goods included. A contemporary bathroom completes the main accommodation.

There are two well-proportioned double bedrooms, both offering ample space for a range of freestanding bedroom furniture.

Further benefits include double glazing, gas central heating and a security entry system.

Externally, the property enjoys an excellent amount of private garden ground extending to the front, side and rear, providing a variety of spaces for outdoor seating, entertaining or gardening. There is also access to a shared drying green and a private lock-up garage.

Early viewing is highly recommended to appreciate the immaculate presentation, generous accommodation and excellent outdoor space this property has to offer.



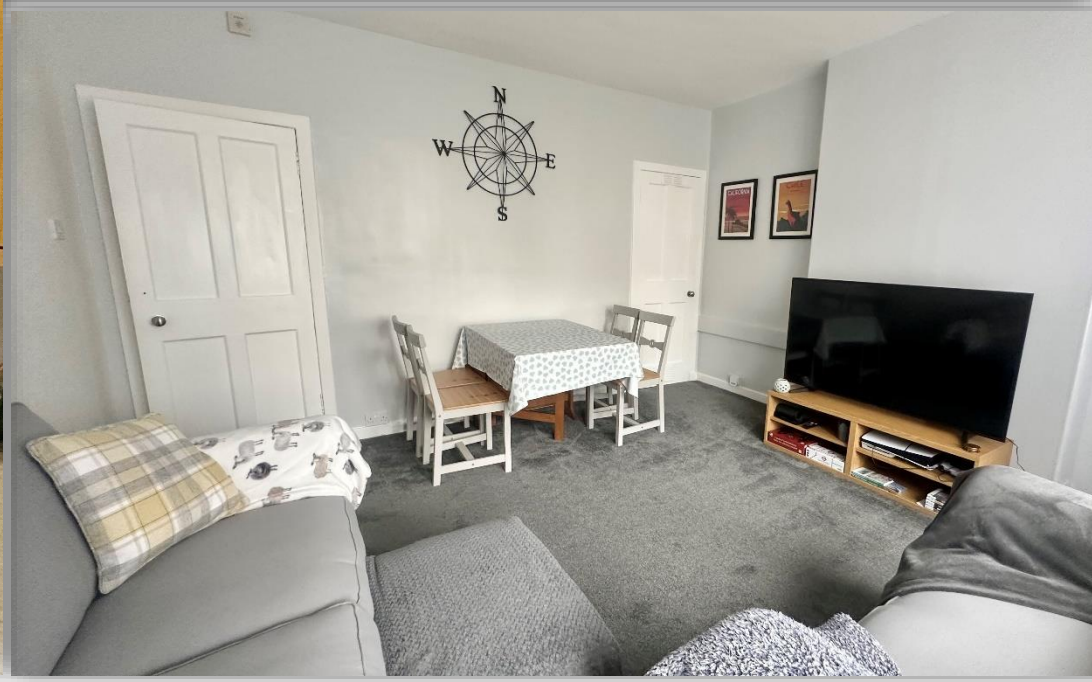
Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.







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Included in the sale are all floor coverings, light fittings, window blinds where fitted, slot in gas cooker, free standing fridge freezer and washing machine.