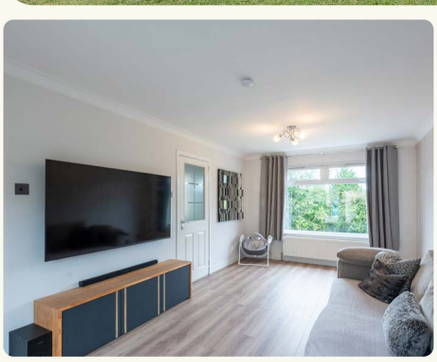


28 Kettins Terrace,
Dundee, DD3 9RJ







Spacious 3-Bedroom Semi-Detached Villa in a Popular Family Location

3 Bed 1 Bath 1 Reception

This beautifully presented three-bedroom semi-detached villa offers generous family accommodation over two levels and is situated within a highly sought-after residential area. Ideally located close to a wide range of local amenities, including highly regarded schools, shopping facilities, leisure amenities and excellent transport links, the property provides convenient access to Dundee city centre by both car and public transport.

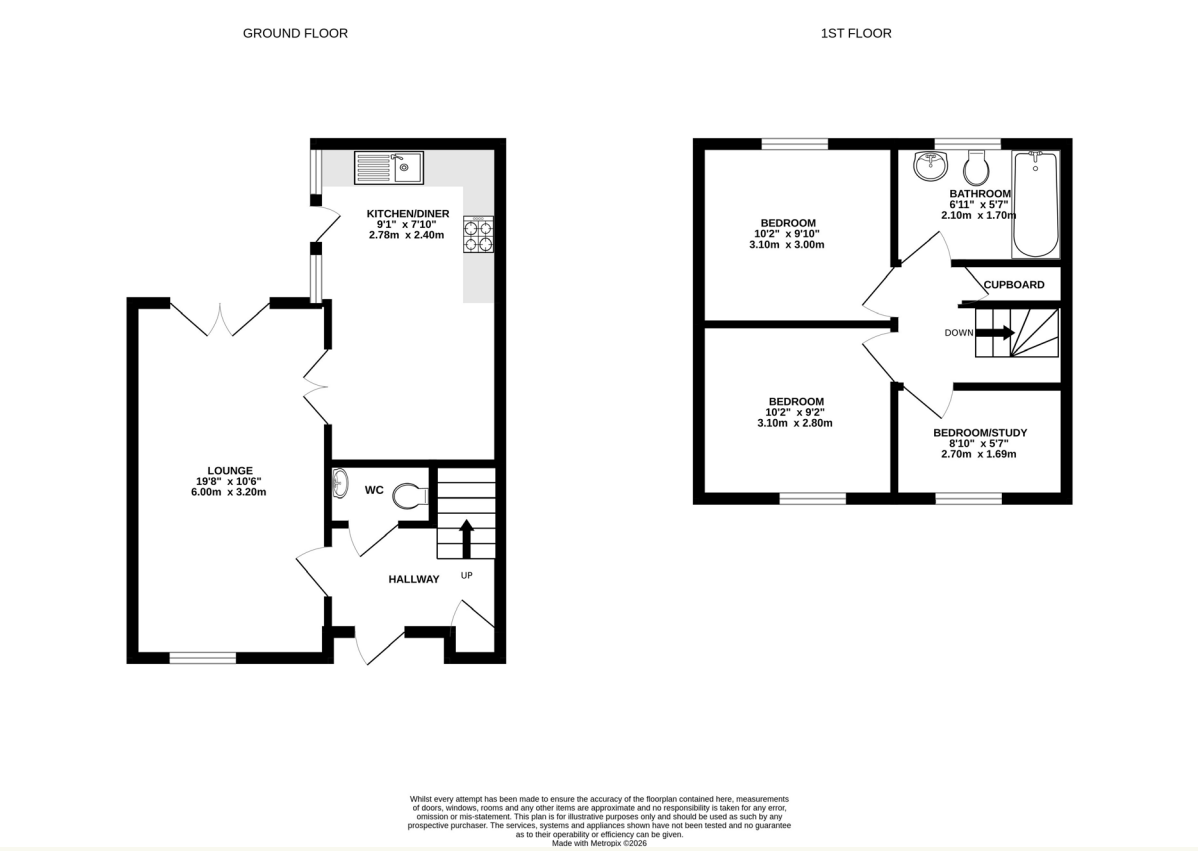
The accommodation comprises an entrance hall, a recently refurbished WC/cloakroom, a bright and spacious lounge/dining room enjoying natural light from windows to both the front and rear, and a fitted kitchen with integrated hob, oven and extractor hood, together with space for a washing machine and fridge-freezer. The upper-level features three well-proportioned bedrooms and a family bathroom fitted with a white suite and thermostatic shower. Externally, the front garden is mainly laid to lawn with planted borders, while the enclosed rear garden offers a lawned area and garden shed, providing an ideal outdoor space for families, along with a single garage. Further benefits include double glazing and gas central heating. Included in the sale are all fitted floor coverings, window blinds where fitted, integrated kitchen appliances as specified, and the garden shed.

This attractive home is expected to appeal to a wide range of purchasers, particularly families and first-time buyers. Early viewing is strongly recommended to fully appreciate all that this property has to offer.

Offers Over £210,000

Features

- Entrance hall
- WC/cloakroom
- Lounge/dining room
- Kitchen
- Three bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Garage & Gardens
- EPC Rating C









Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities, Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

FOR VIEWING:

By appointment only

Contact Lindsays on:

01382 802050 dundeeproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.