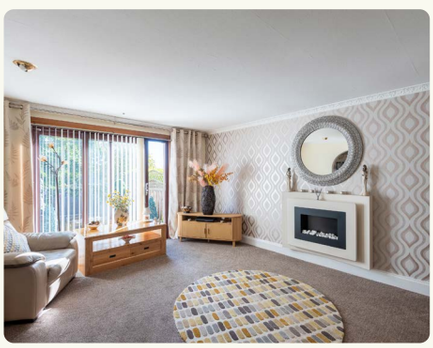


5 Kinneff Crescent, Dundee, DD3 9RE







> *A spacious and beautifully maintained three-bedroom villa offering comfortable modern family living.*

3 Bed | 1 Bath | 1 Reception

5 Kinneff Crescent is a spacious and beautifully maintained three-bedroom villa offering comfortable modern family living in a sought-after residential area of Dundee. Ideally positioned with easy access to local amenities, schools, transport links and commuter routes, this fantastic home is well suited to families, first-time buyers and professionals alike.

The accommodation is entered via a welcoming hallway which leads to the modern fitted kitchen, complete with a breakfast area and white goods included in the sale. The bright and generously proportioned lounge is beautifully decorated and features patio doors opening onto the rear decking area, creating an ideal space for both relaxing and entertaining. Off the lounge is a versatile additional area which could be used as a dining space, home office or play area, while also providing access to the convenient downstairs WC.

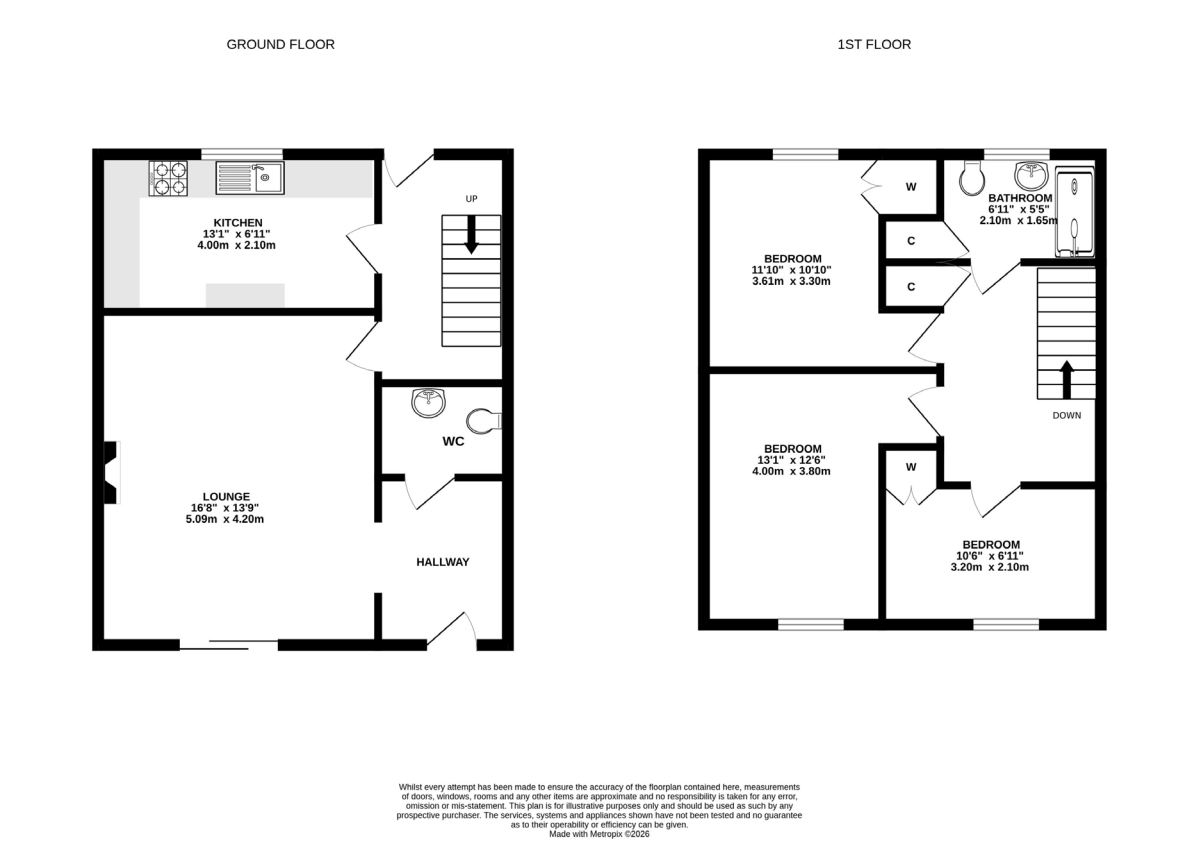
On the upper floor, there are three spacious double bedrooms, two of which benefit from built-in storage. Completing the accommodation is a stylish and accessible shower room.

Externally, the property enjoys low-maintenance gardens to both the front and rear. The fully enclosed front garden is finished in monoblock paving and incorporates a useful drying area. To the rear, a generous decking area provides the perfect setting for outdoor dining and enjoying the summer months.

Features

- Hallway
- Kitchen
- Lounge
- WC
- Three Double Bedrooms
- Shower Room
- Garden
- EPC Rate: C

Offers Over £140,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Dundee is Scotland's fourth-largest city and one of its sunniest. Set on the north shore of the River Tay, it was named by The Sunday Times as one of Britain's top twelve places to live. As a UNESCO City of Design, Dundee has seen major waterfront redevelopment, including the V&A Dundee, which opened in September 2018, alongside attractions such as RRS Discovery and HMS Unicorn. The city also offers a rich cultural scene, with museums, art centres and theatres including The McManus: Dundee's Art Gallery & Museum and Dundee Contemporary Arts. Dundee combines culture, history and education, with two football clubs, the University of Dundee and Abertay University, and the renowned Ninewells Hospital. Residents and visitors benefit from a wide choice of bars, restaurants and amenities, as well as excellent transport links via the mainline railway, airport and the A90 trunk road between Edinburgh and Aberdeen.

FOR VIEWING:

By appointment only

Contact Lindsays on:

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

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