

Thorntons
The right way to move

9 Elgin Gardens, Dundee DD3 8NJ

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EPC
D

Thorntons Property | Dundee | 33 Yeaman Shore, Dundee, DD1 4BJ | 01382 200099 | dunea@thorntons-law.co.uk







Summary

Spacious 1960s semi-detached bungalow situated in a quiet cul-de-sac with easy access to local bus routes and the Kingsway. The property benefits from double glazing throughout, gas central heating and a spacious full-height, floored and partially insulated loft area extending the full width of the house. The property comprises: vestibule, hallway, bright lounge with feature fireplace, dining room, sunroom, kitchen with oven, hob, extractor and plumbing for a washing machine, two well-appointed double bedrooms and a modern wet room. Externally the property benefits from garden grounds to both front and rear and a driveway leading to a timber single garage that extends further into a large concrete floored tool shed and a car port/drying area to the side.

Features

- Semi - Detached Bungalow
- Vestibule & Hall
- Lounge, Dining Room
- Sun Room, Kitchen
- 2 Dbl Bedrooms
- Wet Room /Shower Room
- Full-height floored attic
- GCH; DG; EPC - D
- Gardens & Garage
- Driveway & 2 Sheds

Room Measurements

Lounge: 14'5 x 13'1 (4.40m x 4.00m)
Kitchen: 10'6 x 7'2 (3.19m x 2.20m)
Dining Room: 10'6 x 7'3 (3.19m x 2.20m)
Conservatory: 9'10 x 9'2 (2.99m x 2.80m)
Bedroom: 11'10 x 11'9 (3.62m x 3.59m)
Bedroom: 11'0 x 9'10 (3.35m x 3.00m)
Shower Room: 6'3 x 5'11 (1.90m x 1.81m)

Ideally placed for a wide range of local amenities including shops, schools. leisure facilities, public transport and excellent commuter transport links.













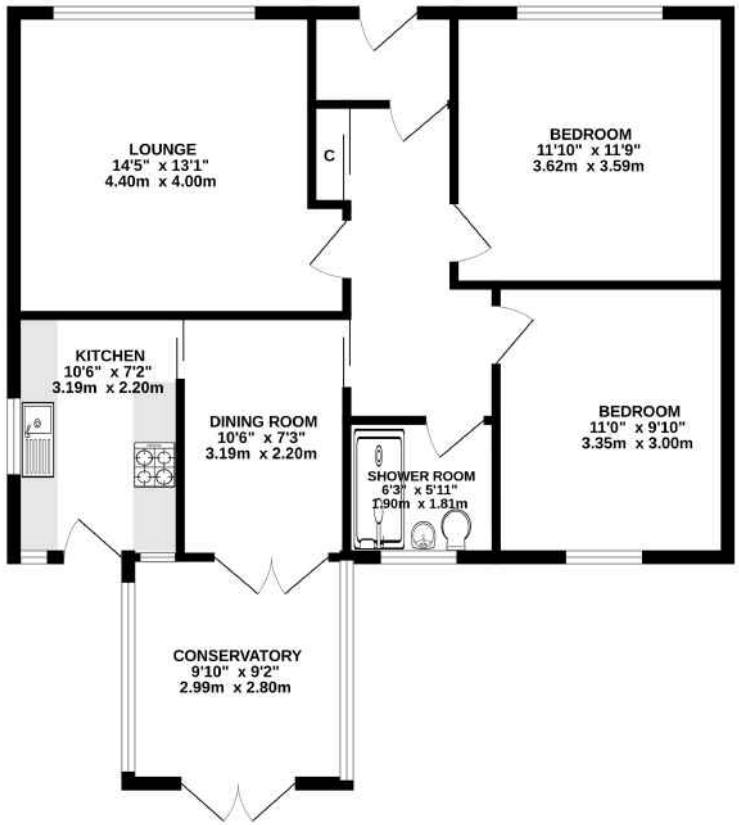


Early viewing is highly recommended.



Floorplan

GROUND FLOOR



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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Our Branches

ANSTRUTHER
5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH
Brothockbank House, Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG
3-5 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

EDINBURGH
Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

CUPAR
49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE
Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

FORFAR
53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH
7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

INVERNESS
Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW
01463 383977
genea@thorntons-law.co.uk

ST ANDREWS
19–21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

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@ThorntonsPropertyServices @ThorntonsProperty @ThorntonsPS