



MML Law

MMLLAW .CO. UK

MMLLAW .CO. UK

01382 206000

property@mmlaw.co.uk

01382 206000 DUNDEE CITY | ANGUS | FIFE

86E Kemnay Gardens, Dundee, DD4 7TP

Offers Over
£70,000



"Spacious 2nd Floor Flat"

Accommodation: Hall, Lounge, Modern Kitchen, Two Double Bedrooms, Bathroom, Separate Shower, Gas Central Heating & Double Glazing, Mutual Garden.



DUNDEE CITY | ANGUS | FIFE

86E Kemnay Gardens, Dundee, DD4 7TP

Description

Excellent opportunity to purchase this spacious second floor flat situated in a popular residential area. Conveniently located for amenities, schools at both primary and secondary levels, bus routes and supermarkets are close-by.

Accommodation comprises of:- reception hall, bright spacious lounge providing excellent living space, modern kitchen with integrated ceramic hob and eye level oven. Two double bedrooms overlooking the rear of the property. Bathroom with elevated corner bath and separate shower enclosure

The property benefits from gas central heating throughout and double glazing.

Outside

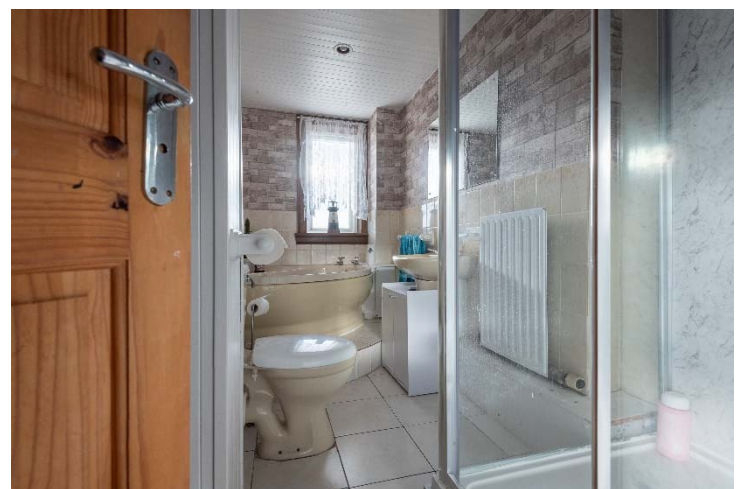
To the rear there are mutual garden grounds with drying area.

Area

This two-bedroom flat is situated on the north eastern edge of the city in the popular residential area of Douglas. This property provides easy access to the A90 Kingsway and Dundee City Centre is only a short distance away.



86E Kemnay Gardens, Dundee, DD4 7TP



MML Law

DUNDEE CITY | ANGUS | FIFE

86E Kemnay Gardens, Dundee, DD4 7TP

Viewing

By appointment through Solicitors on 01382 206000 or alternatively for evenings and weekends telephone 07912 422290.

Home Report

Contact Solicitor for a Copy of the Home Report.

Included In Sale

All carpets and floor coverings, light fittings, fridge freezer, oven and dishwasher (**no warranties are not provided**)

Accommodation

Lounge	4.67m x 3.53m
Kitchen	3.23m x 2.46m
Bedroom 1	3.86m x 3.45m
Bedroom 2	3.51m x 3.12m
Bathroom	3.63m x 1.73m



86E Kemnay Gardens, Dundee, DD4 7TP

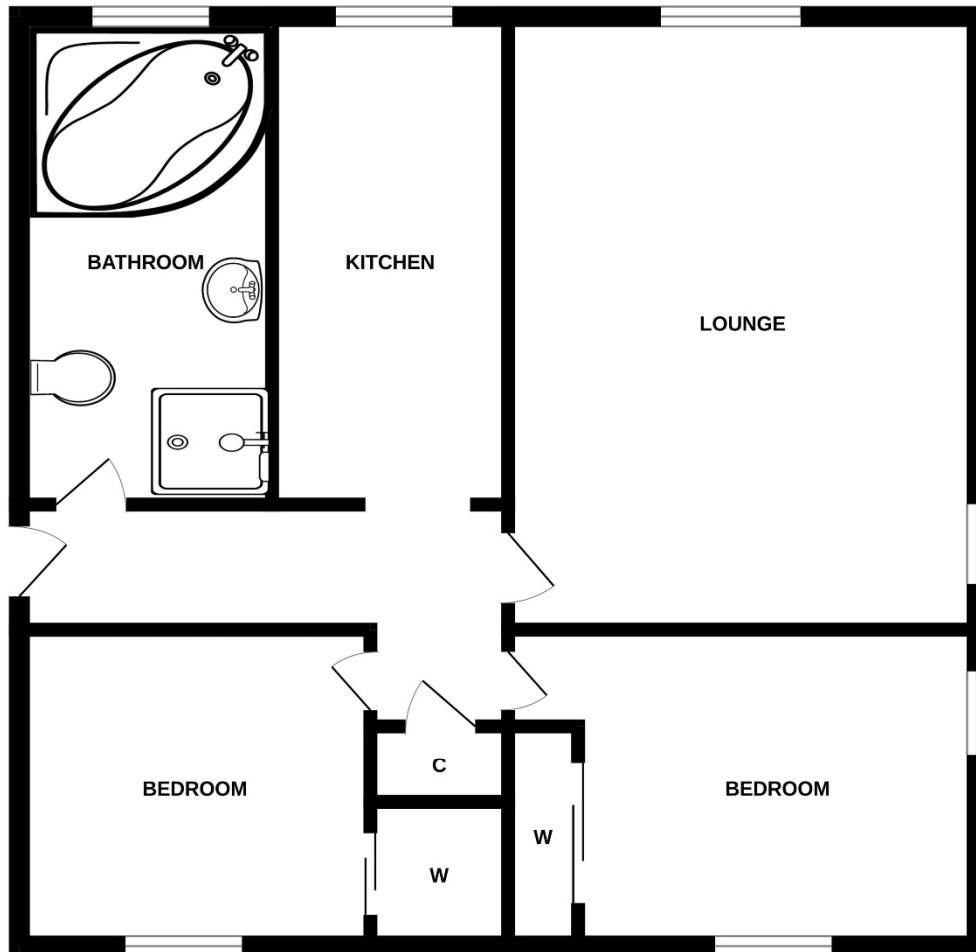


MML Law

DUNDEE CITY | ANGUS | FIFE

86E Kemnay Gardens, Dundee, DD4 7TP

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.
Made with Metropix ©2025



DUNDEE CITY | ANGUS | FIFE



MML Law

MMLLAW.CO.UK

01382 206000

property@mmlaw.co.uk
DUNDEE CITY | ANGUS | FIFE