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**01382 206000 DUNDEE CITY | ANGUS | FIFE**

16 Kirkconnel Terrace, Dundee, DD4 0JE

Valuation £85,000  
Offers Over £80,000



***"Mid Terraced Two Storey Villa, Situated In A Quiet Friendly Residential Neighbourhood"***

Accommodation: Entrance Hall, Lounge, Dining Kitchen, Two Double Bedrooms, Bathroom, Double Glazing, Gas Central Heating, Gardens.



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# 16 Kirkconnel Terrace, Dundee, DD4 0JE

## Description

Mid Terraced two storey Villa located approximately three and a half miles north- east of Dundee City Centre.

This mid-terraced villa lies to the south end of Whitfield and is ideally located for all local amenities.

Accommodation comprises, at ground floor level, entrance hall with staircase to the upper floor. Spacious lounge and dining kitchen.

On the upper floor there are two good sized double bedrooms and bathroom

The property benefits from double glazing and gas central heating.

The property requires upgrading and viewing is recommended to appreciate the accommodation on offer. The property is sold as seen.

## Outside

The property is accessed via a shared path to the east side with number 15 leading to garden areas to the front and rear laid in lawn with chipped and shrubbery sections.

## Area

The property is conveniently located for all amenities. Schools at nursery, primary and secondary level are within walking distance as are local shops and bus routes.

## Viewing

Contact Solicitors for an appointment to view, telephone 01382 206000.



## Home Report

Contact Solicitors for a copy of the Home Report.

## Accommodation

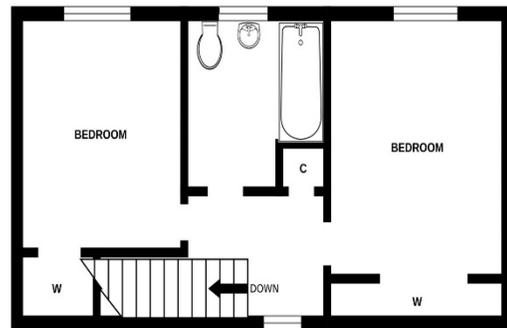
Lounge	14'2" x 11'8"
Kitchen	11'7" x 15'2"
Bedroom 1	11'7" x 9'4"
Bedroom 2	8'6" x 13"
Bathroom	6'5" x 8'2"



GROUND FLOOR



1ST 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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