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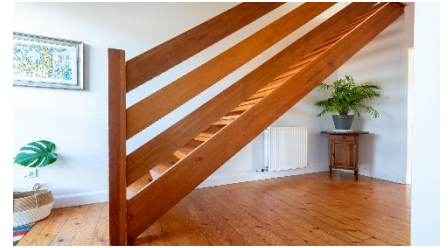
01382 206000

property@mmlaw.co.uk

01382 206000 DUNDEE CITY | ANGUS | FIFE

13 Newhall Gardens, Dundee, DD2 1TW

Offers Over
£200,000



***"Mid Terraced Two Storey Villa
Located To The West End Of Dundee"***

Accommodation: Entrance Hall, Lounge, Kitchen, 3 Bedrooms and Bathroom, Double Glazing, Gas Central Heating, Gardens & Garage.



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Description

MML are delighted to offer to the market this spacious mid terraced two storey villa located to the west end of Dundee. The property can only be described as in walk-in condition and viewing is highly recommended.

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

The property comprises, at ground floor level, inviting and spacious entrance hall with timber open riser stair connecting ground to first floor level, bright spacious lounge with wood burning stove. Dining kitchen with ample wall and base mounted units. Gas cooker and electric oven.

On the upper level there are three double bedrooms each benefitting from fitted wardrobes/storage and views over the Tay. Modern bathroom with three piece white suite and mains shower over the bath. Access to the attic is via a hatch within the first floor hallway.

Viewing is highly recommended to appreciate the accommodation on offer.

Outside

To the front south side the site is laid in chips for easy maintenance with the north side being laid in slabs and flower beds. There is a shared chipped access path with the neighbouring property.

There is an end terraced single car garage located within the terrace to the rear south side

Included In Sale

All carpets and floor coverings and window blinds where fitted.

Area

The property is located 2 miles west of Dundee City Centre within a quiet cul-desac of similar style properties in a sought after residential development to the west of the city, close to local amenities, Ninewells Hospital and Technology Park.



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Viewing

By appointment through Solicitor. To view telephone 01382 206000. Alternatively for evenings and weekends telephone 07804 981035.

Home Report

Contact Solicitors for a copy of the Home Report.

Accommodation

Lounge	18'11" x 14'4"
Dining Kitchen	10'7" x 11'6"
Bedroom 1	8'7" x 13'5"
Bedroom 2	11'10" x 11'7"
Bedroom 3	14'7" x 11'7"
Bathroom	8'3" x 6'11"



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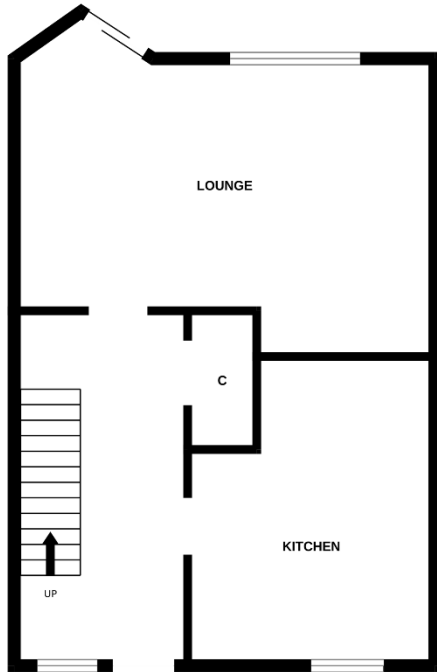


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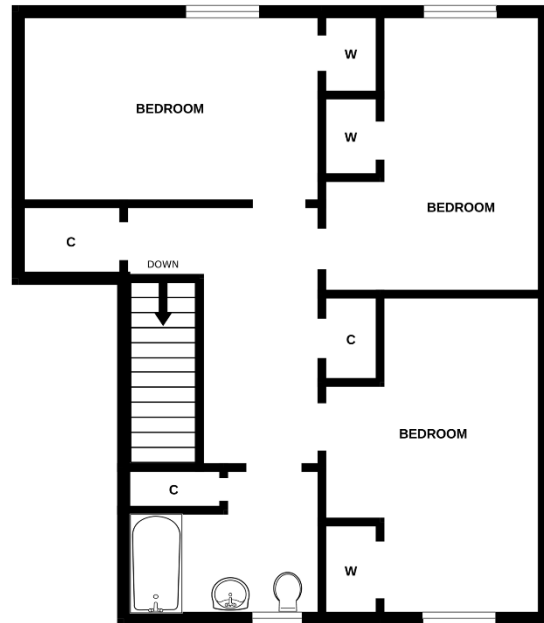
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GROUND FLOOR



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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