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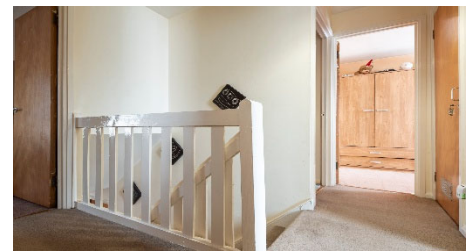
01382 206000

property@mmlaw.co.uk

01382 206000 DUNDEE CITY | ANGUS | FIFE

3 Kincaldrum Place, Dundee, DD3 7HF

Offers Over
£160,000



***"Spacious Semi-Detached Villa In A
Quiet Cul-De-Sac"***

Accommodation: Entrance Hall, Lounge, Kitchen, Cloakroom WC, Dining Room, 5 Bedrooms, Bathroom, Driveway, Double Glazing & Gas central Heating, Gardens,



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Description

MML are delighted to bring to the market this spacious semi-detached villa set in a quiet cul-de-sac approximately one and a half miles north of Dundee City Centre.

The accommodation offers spacious, adaptive accommodation over two levels.

At ground level there is a spacious hallway with various storage cupboards. Cloakroom WC with two piece suite. Lounge offering comfortable living space with bay window to the front of the property and additional window to the side, allowing plenty of light. The kitchen is equipped with ample wall and base mounted units and additional storage cupboard. Free standing cooker is included in the sale. From the kitchen area is a door leading to the good sized dining room. There is a bedroom at ground floor level also which can be utilised as an Office or Sitting room, there is also a store in this room.

On the upper level, there are various storage cupboards within the hallway and access to floored attic. Four further bedrooms, all well-proportioned and two benefit from having fitted stores. The bathroom is fitted with a three piece white suite, having electric shower over the bath and folding shower screen.

The property benefits from double glazing and gas central heating.

This property must be viewed to fully appreciate the accommodation on offer at such a reasonable sale price.

Outside

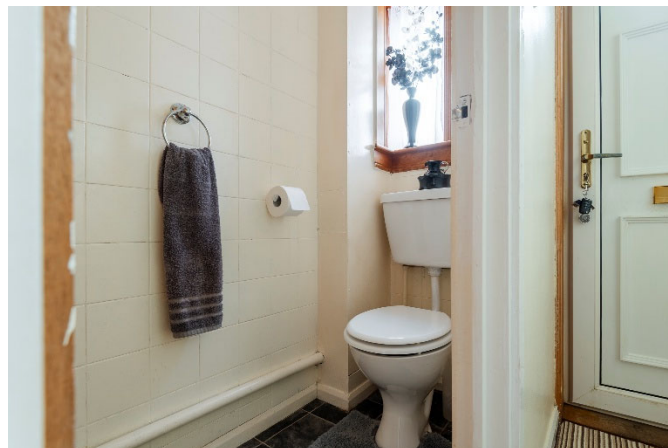
Outside areas are predominantly of a low maintenance design laid in paving slabs with a monoblocked section at the driveway. Boundaries comprise of timber fencing and concrete block walling with metal fencing above.

Area

This property is well placed for local amenities including shops and mainline bus service are close to hand. Easy commuting access to all parts of the City and Dundee City Centre is only a short drive away. Schools at both Primary and Secondary levels are at hand.



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Included In Sale

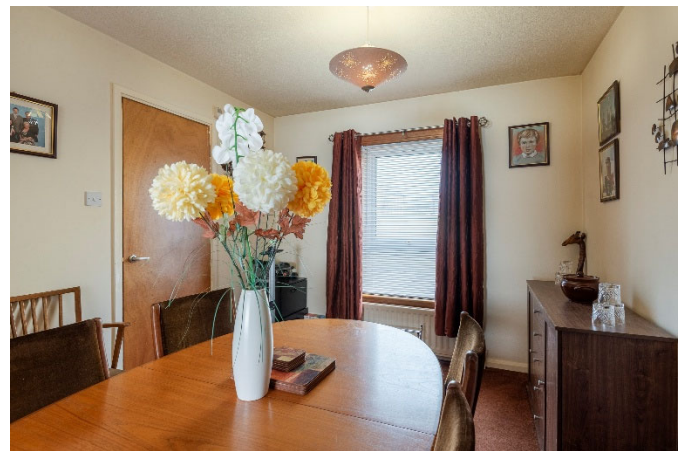
All carpets and floor coverings, light fittings, blinds and free standing cooker.

Viewing

By appointment through Solicitor on 01382 206000. Alternatively for evenings and weekends telephone 07745 815416.

Home Report

Contact Solicitors for a copy of the Home Report.



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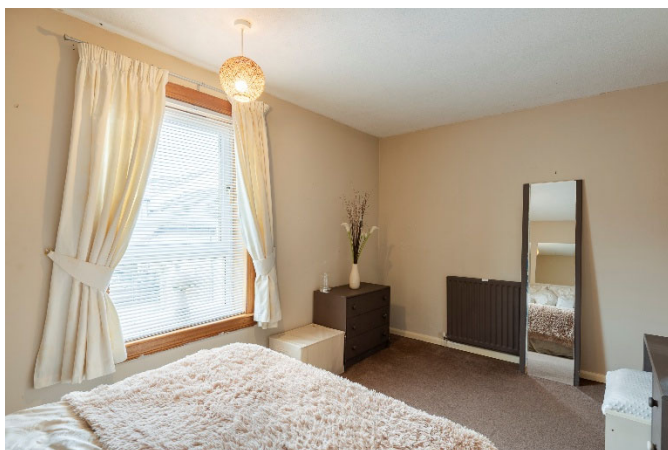
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Accommodation

Lounge	15'7" x 11'1"
Cloakroom	5'1" x 2'5"
Kitchen	11'8" x 8'5"
Dining Room	12'4" x 9'5"
Bedroom 5	11'3" x 7'6"
Bedroom 1	14'4" x 9'4"
Bedroom 2	10'12" x 14'11"
Bedroom 3	14'3" x 9'1"
Bedroom 4	10'7" x 6'6"
Bathroom	6'6" x 6'1"



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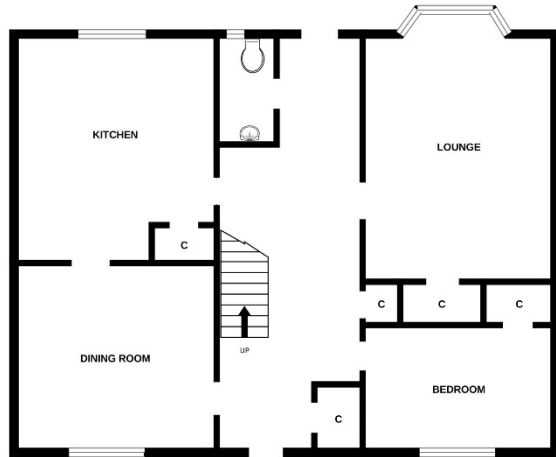


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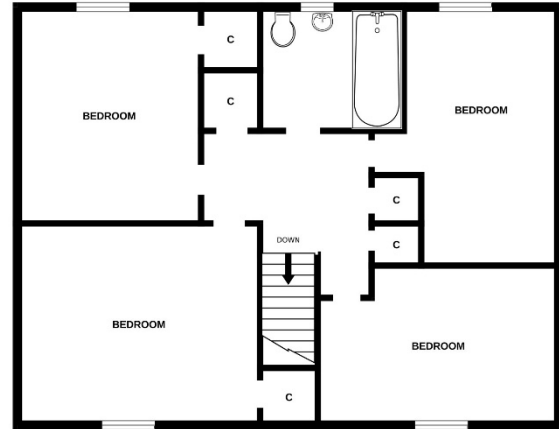
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GROUND FLOOR



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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