



boyd property

34 Kingennie
DUNDEE | DD4 8XG

34 Kingennie

DUNDEE | DD4 8XG

Description

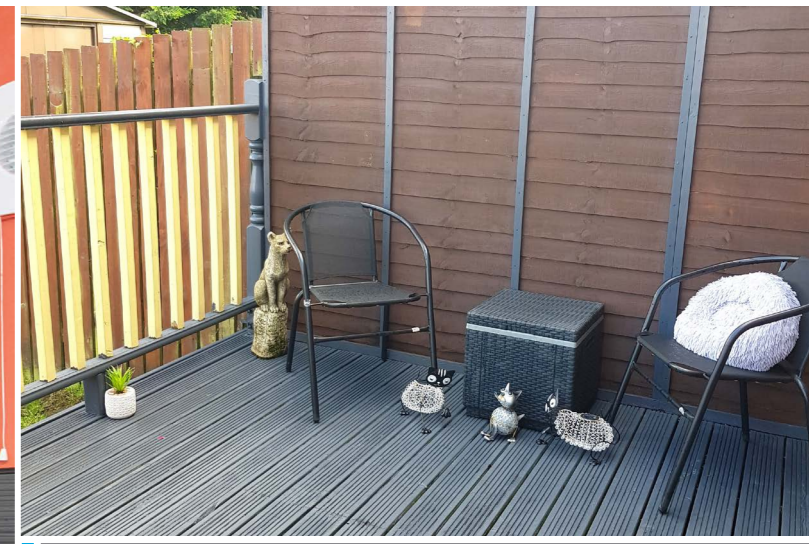
Boyd Property are delighted to present to the market this well presented 2-bedroom mid terraced house, situated within a highly desirable and sought after location within Dundee. The property is offered to the market in good order throughout and the accommodation briefly comprises an entrance hall, lounge, a modern kitchen fitted with quality base and wall mounted units and is complemented with ample worktop surfaces. A carpeted staircase gives access to the upper landing which gives access to two good sized bedrooms that are both with fitted wardrobes. The contemporary family bathroom is fitted with a white three-piece suite with electric shower over the bath. The property further benefits from double glazing, private garden to the front and rear and a driveway. Viewing is highly recommended to fully appreciate what this property has to offer.

Location

The property is well positioned with amenities and schooling available locally in the area, there are also excellent links to Dundee city centre and retail outlets. For outdoor recreation, there is the expansive Dawsons and Baxter parks, as well as water sports, and scenic walks available nearby along the coast of the River Tay. Dundee itself, known as the City of Discovery, has undergone an ambitious transformation in the past ten years, principally in the renovation and revitalisation of the Waterfront, including the world-famous Victoria and Albert Museum and home of Robert Falcon Scott's steamship Discovery. There is a wide range of high-street names, supermarkets, retail centres, cinema and leisure centres, sports facilities and restaurants and hotels, leading cultural venues, Ninewells Hospital, and two universities, colleges, and schooling for all ages. The city has excellent travel facilities including an airport, railway system, and local bus services, with the A90 connecting Dundee to the north and south.

Extras

All fitted floor coverings.



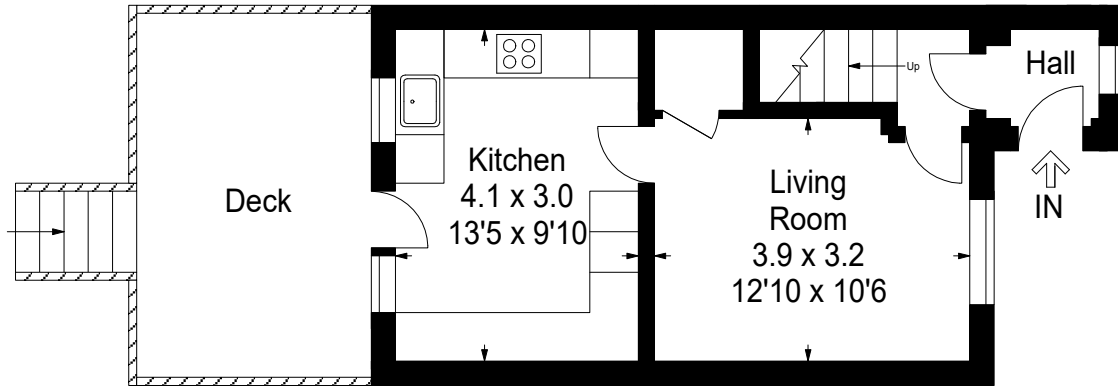
Features

- Hall
- Lounge
- Kitchen
- Upper landing
- 2 Bedrooms
- 1 Bathroom
- Double glazing
- Private gardens to front and rear
- Driveway

“ A well-presented 2-bedroom mid terraced house, situated within a highly desirable and sought after location within Dundee. ”

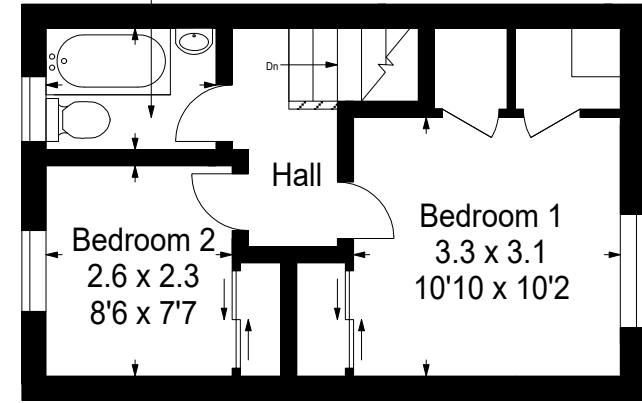


For price and viewing information please scan the QR code. All our property home reports can be accessed instantly via www.espc.com. This report will provide in depth information on the property and costs such as service charges, factor fees or other associated costs relating to the property.



Ground Floor

Bathroom
2.1 x 1.5
6'11 x 4'11



First Floor



Approximate Internal Floor Area 667 Sq Ft / 62 SqM

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

© VistaBee 2024

Boyd Solicitors 21-22 Queensferry Street | Edinburgh | EH2 4RD

T: 0131 226 7464 F: 0131 226 7242

E: sales@boyd-property.com W: www.boysolicitors.com

| Townsend Place | Kirkcaldy | KY1 1HB

T: 01592 858 466



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.