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ESTATE AGENTS

12 KINGSBURN GARDENS, DUNDEE, DD2 2TX

OFFERS OVER £160,000



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The home you've been waiting for

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DUNDEE

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MANY THANKS FOR YOUR INTEREST IN 12 KINGSBURN GARDENS, DUNDEE

Westholme Estate Agents dedicate themselves to being available when you are, offering an exceptional, personal service 7 days a week until 7pm.

We are Dundee's most exclusive estate agency, operating from our City Quay office and delivering outstanding results for our clients across Dundee, Broughty Ferry, Monfith, Tayport, Invergowrie, Carnoustie, Arbroath & Friockheim, Forfar. Our team brings over 23 years of combined experience to every

property we handle. Not only are we Dundee's number one choice for premium property, but we are also local. One of the reasons we know these markets so well is because we live here. So let us guide you through the selling and buying process with confidence and care.

If you're a first-time buyer, our experienced consultants can advise and support you through every step of the process, making it as straightforward and stress-free as possible.

If you have a property to sell, contact us to arrange a valuation. We are renowned for achieving the best possible price for our clients and getting them moving quickly. Put us to the test and book your free valuation today — call 01382 916280. If you would like to be kept informed of other outstanding properties like this one, please register on our VIP Buyers' List, where we will contact you as soon as new listings and exclusive open days become available.



PROPERTY DETAILS

2 BEDROOM SEMI-DETACHED BUNGALOW

The property is presented in move in condition throughout and offers comfortable, single level accommodation that should appeal to a range of buyers.

The accommodation begins with an entrance hallway, leading through to a generous lounge which provides the main living area of the home. The fitted kitchen offers a good level of storage and workspace, while the conservatory provides an additional sitting area overlooking the rear garden.

There are two good sized bedrooms, both offering flexibility depending on the buyer's needs. The second bedroom could be used as a guest room, home office or hobby space if required. A shower room completes the internal accommodation, adding to the property's appeal for buyers looking for manageable accommodation on one level.





Externally, the property offers a private driveway providing off street parking, along with a single garage. To the rear, the enclosed garden provides a useful outdoor area for sitting out, gardening or general day to day use.

Kingsburn Gardens is an established residential area within Dundee, positioned for access to a range of local facilities. The Kingsway provides convenient road links across Dundee and towards wider routes, while Camperdown Country Park, Dundee Ice Arena, Ninewells Hospital and larger retail options are also within reasonable reach. Local bus services provide connections into Dundee city centre and other parts of the city.

With single level accommodation, private parking, a garage and enclosed rear garden, Kingsburn Gardens offers a practical bungalow in a convenient Dundee location.

Viewing is recommended to appreciate the accommodation, garden ground and overall setting.



PROPERTY FEATURES

- Sought after residential location
- Semi-detached bungalow
- Two well proportioned double bedrooms
- Spacious lounge
- Conservatory overlooking the rear garden
- Modern shower room
- Large private driveway with garage
- Enclosed rear garden

ROOM SIZES

LIVING ROOM

10' x 15' 9" (3.04m x 4.80m)

KITCHEN

7' 1" x 8' 11" (2.17m x 2.71m)

PRIMARY BEDROOM

9' 11" x 10' 2" (3.03m x 3.11m)

BEDROOM 2

7' 7" x 10' 2" (2.30m x 3.11m)

CONSERVATORY

13' 10" x 8' 8" (4.23m x 2.65m)

BATHROOM

5' 5" x 6' 6" (1.65m x 1.98m)

All sizes are approximate

FLOOR PLANS

12 Kingsburn Gardens, Dundee, DD2 2TX



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Floor plan is for illustrative purposes only, measurements are approximate and not to scale.

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The difference is in the detail



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