



35 Brington Place, Dundee, DD4 7QF

Offers Over £165,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

35 Brington Place, Dundee, DD4 7QF

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If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

Situated within a popular residential area of Dundee, 35 Brington Place enjoys a convenient location close to an excellent range of local amenities.

A variety of supermarkets, shops, cafés, schools and everyday services are all within easy reach, while Dundee city centre offers an extensive selection of retail, leisure and dining options. The property is well placed for families and commuters alike, with nearby parks, recreational facilities and excellent public transport links.

Ninewells Hospital and the University of Dundee are both easily accessible, along with Dundee's waterfront, cultural attractions and railway station.

Excellent road connections provide straightforward access to the Kingsway, A90 and surrounding areas, making this an ideal location for commuting to Perth, Angus and beyond while enjoying the convenience of city living.



Property Summary

This well-presented two-bedroom semi-detached bungalow offers bright and spacious accommodation throughout, making it an ideal purchase for downsizers, retirees or those seeking convenient single-level living.

The accommodation comprises entrance hall with two useful storage cupboards and access to the loft space.

The spacious lounge provides a comfortable setting for everyday living and entertaining, while the kitchen is fitted with a range of wall and base units and enjoys direct access to the rear garden.

There are two well-proportioned bedrooms, with the generous principal bedroom benefitting from built-in cupboards. The second bedroom, also featuring built-in storage, offers excellent versatility and could equally be utilised as a dining room, home office or guest bedroom. Completing the accommodation is a modern shower room fitted with a contemporary suite.

Externally, the property enjoys low-maintenance gardens to the front and rear, with decorative stone chippings and established planting. A private driveway leads to a detached garage, providing excellent off-street parking and additional storage.



Key property features

- ✓ Ideal for downsizers
- ✓ Great sized garden
- ✓ Single garage
- ✓ Room to extend
- ✓ Spacious lounge
- ✓ Easy to maintain front and back garden
- ✓ Ample off-street parking
- ✓ Gas central heating
- ✓ Well presented
- ✓ Chain free









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are set back from the roads with green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. The text is overlaid on the upper half of the image.

Have a property to sell?

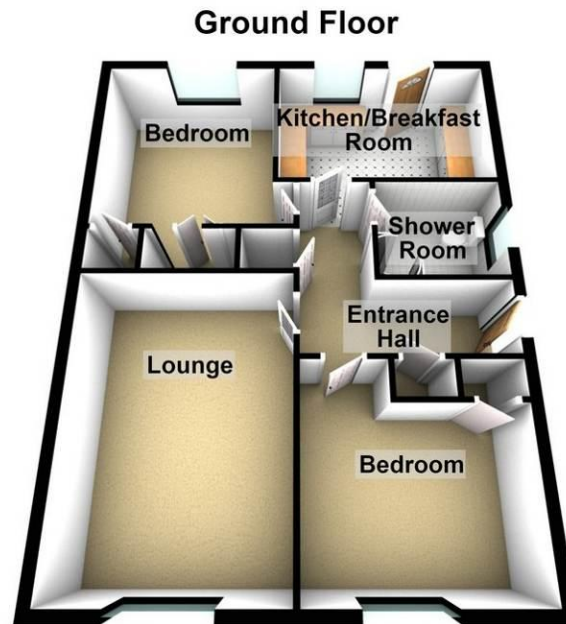
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room Sizes

HALLWAY

11' 2" x 3' 6" (3.4m x 1.07m)

LOUNGE

16' 4" x 12' 1" (5m x 3.7m)

KITCHEN/BREAKFAST ROOM

11' 1" x 7' 9" (3.38m x 2.36m)

BEDROOM

12' 1" x 11' 5" (3.7m x 3.5m)

BEDROOM

12' 1" x 9' 6" (3.7m x 2.9m)

SHOWER ROOM

6' 5" x 5' 6" (1.96m x 1.68m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

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41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

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