



**HARMONY HOMES**  
ESTATE AGENCY



16 Lennox Gardens, Dundee, DD2 2UA

Offers over £170,000



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Offers over £170,000

# 16 Lennox Gardens

Dundee, DD2 2UA

Nestled in the sought-after Lennox Gardens area of Dundee, this charming mid-terrace house offers a delightful blend of comfort and convenience. Spanning 818 square feet, the property boasts two spacious bedrooms and a well-appointed family bathroom, making it an ideal home for families or professionals alike.

Upon entering, you are welcomed into a vestibule area, providing a practical space for coats and shoes. The living room, currently utilised as a formal dining area, is perfect for entertaining guests or enjoying family meals. The heart of the home is the generously sized kitchen, which features a door leading out to a beautifully landscaped back garden, an oasis for relaxation and outdoor enjoyment.

Upstairs, you will find two ample bedrooms, each offering a peaceful retreat. The third bedroom presents an excellent opportunity for a home office, catering to the needs of modern living. Additionally, the staircase leads to a floored attic space, currently serving as a lounge and TV room, providing extra versatility to the home and stunning views over the city from the upper rooms to the front of the property. The property is further enhanced by its two gardens; a south-facing front garden that invites sunlight and a tranquil back garden, meticulously designed to create a perfect spot for unwinding. With parking available for one vehicle, with a separate private garage and its proximity to Ninewells Hospital, this fantastic property is not only a wonderful place to live but also a smart investment in a vibrant residential area. Don't miss the chance to make this lovely house your new home.



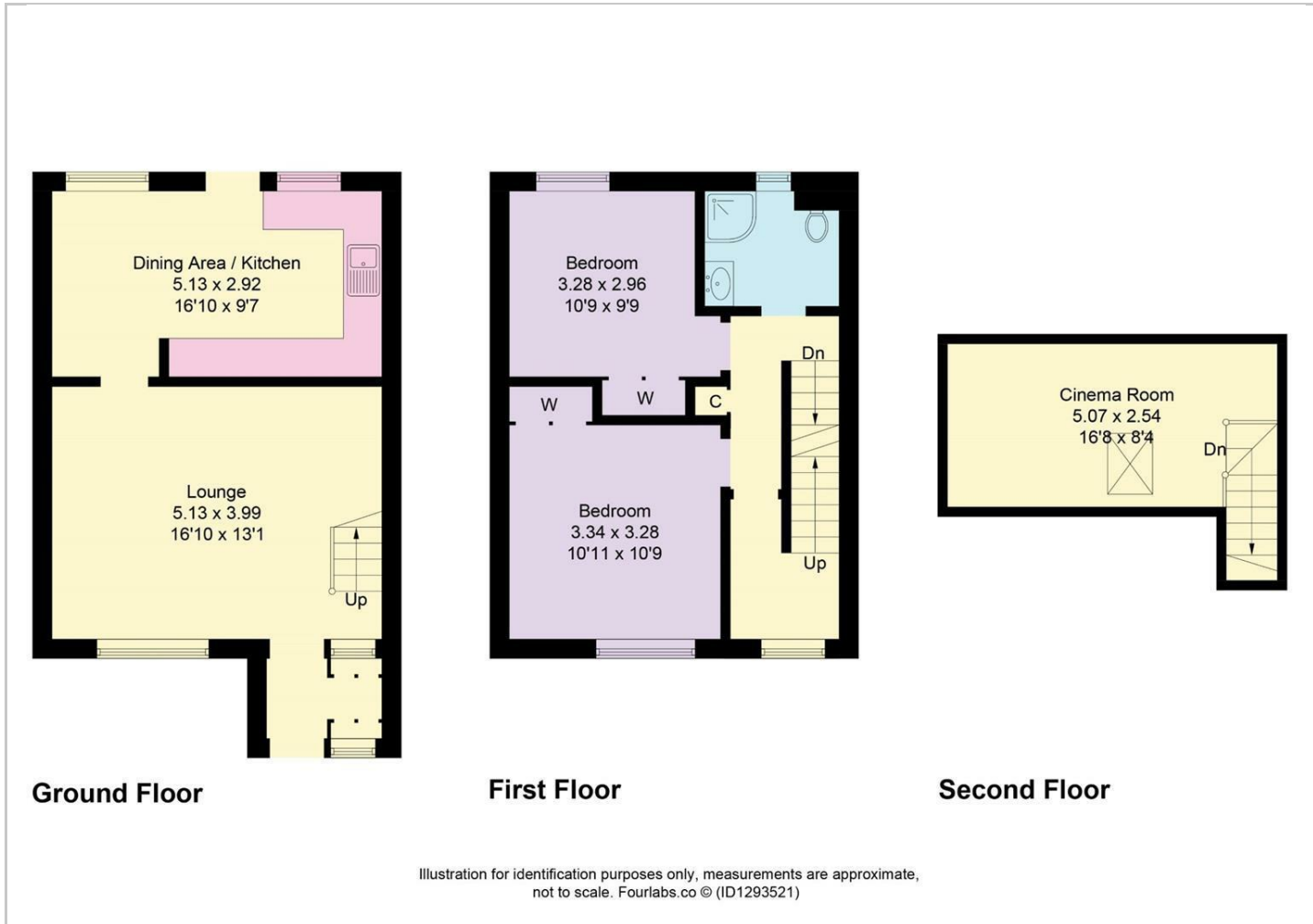


Directions

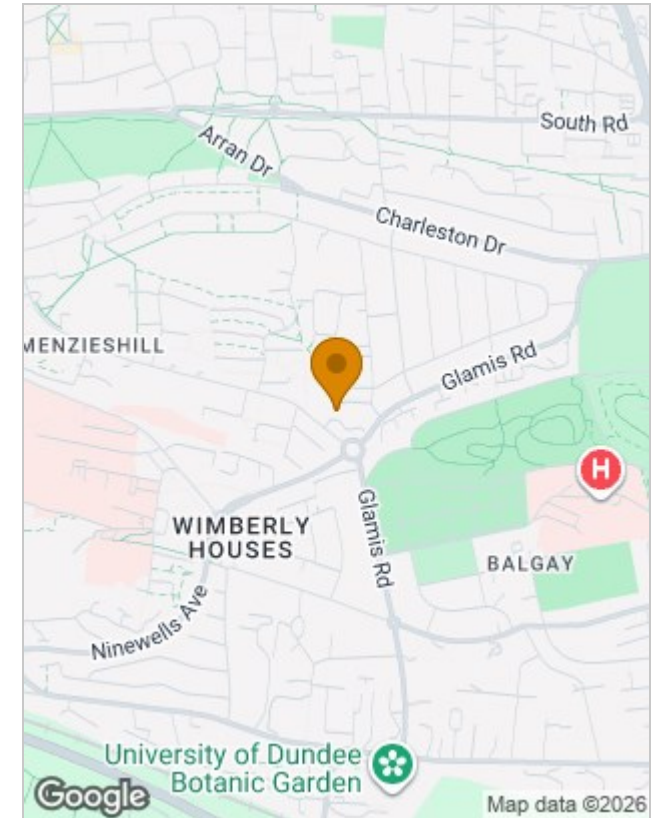




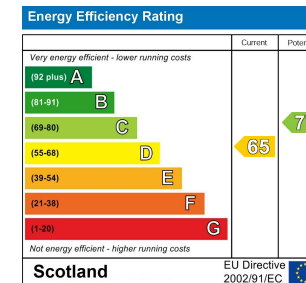
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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