Connelly Yeoman

62 KENILWORTH AVENUE
DUNDEE DD4 6LG

GROUND FLOOR FLAT

- Bright and spacious 2 Bedroom Ground Floor Flat/Apartment
- Located in a quiet residential area close to the town centre amenities and services
- Gas Central Heating, Double Glazing, tasteful decor, modern fittings
- Private front and rear garden

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OFFERS OVER

£140,000

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Property Description

This well presented, bright and airy two bedroom GROUND FLOOR FLAT is ideally situated within a popular residential area close to the town centre and offers well proportioned accommodation. The property has been well maintained and enjoys the benefits of gas central heating, double glazing and ample storage. It comprises of a spacious lounge, kitchen, two double bedrooms and a modern shower room. Outside, the front garden is private to the flat as is the main door access. To the rear there is a private garden which has been laid to lawn and a deck area with a wooden shed and which enjoys view over the Tay and across the Fife countryside beyond.

ACCOMMODATION COMPRISING: VESTIBULE, INNER HALLWAY, LOUNGE, KITCHEN, BEDROOM 1, BEDROOM 2, SHOWER ROOM

ENTRANCE VESTIBULE: Entry via a front door into a vestibule which has wood effect flooring, a high level cupboard housing the electric fuse box.

INNER HALLWAY: A warm and welcoming hallway with carpeting to the floor and a shelved storage cupboard.

LOUNGE: Approx. 19'1 x 12'1. With a bay window overlooking the front of the property this generous lounge has tasteful décor, ample space for furnishings and a focal point is provided by an electric fire set in a marble effect inlay with a wooden mantle.

KITCHEN: Approx. 10' x 9'11. Fitted with a range of base and wall units with coordinating work surfaces incorporating a stainless steel sink with a mixer tap. A rear facing window above looks over the rear garden. Integrated appliances include an electric oven with a 4 burner electric hob with extractor above, under counter fridge and freezer and plumb space for a washing machine. A cupboard houses the boiler.

BEDROOM 1: Approx. 12'6 x 13'6. A generous double bedroom with carpeting to the floor and a built in storage cupboard with shelving.

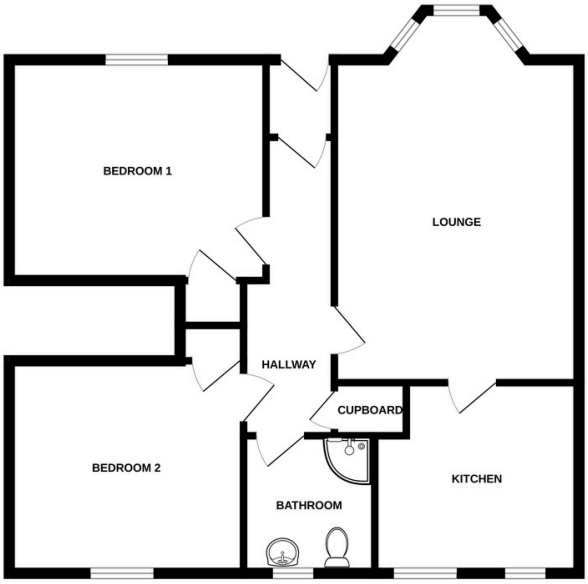
BEDROOM 2: Approx. 12'7 x 10'1. Overlooking the rear garden this second good sized double has a built in cupboard and ample space for furnishings.

SHOWER ROOM: Approx. 6'7 x 6'4. A modern shower room fitted with a two piece white suite comprising of a wash hand basin with storage below and WC. A shower enclosure houses a mains power shower. There is wet wall lining to the suite area and a parador ceiling.

GARDEN: The private front garden has an area of lawn and a paved pathway leading to the front door bordered by shrubs and flowers. The rear garden has a drying green shared by one other neighbour and a private area, laid to lawn with a wooden shed and deck area ideal for enjoying the views across the Tay and countryside beyond,

Property Professionals

GROUND 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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