

4 Cumnock Place

DUNDEE, DD4 8BF



*SPACIOUS THREE-BEDROOM VILLA IN A
POPULAR NEIGHBOURHOOD*



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Part Exchange is available. We are delighted to introduce to the market this spacious three bedroom semi-detached villa. A spacious lounge opens to the dining size kitchen. From here there is access to the utility room and the downstairs toilet. A back door opens to the enclosed garden. The upper floor offers three bedrooms and the family bathroom. This home is a blank canvass for you to make your own and would benefit from re-decorating.

The gardens are laid to grass front and back and there is a gated drive for off-road parking. This is an excellent family size home with many amenities nearby.

the kitchen





Bedroom 1





Bedroom 2

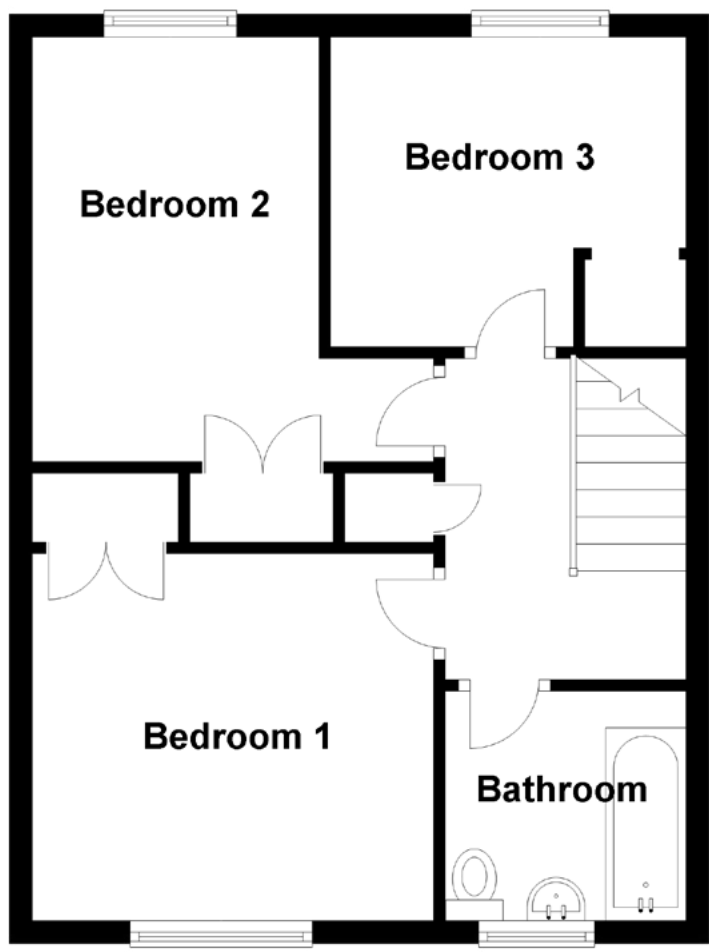
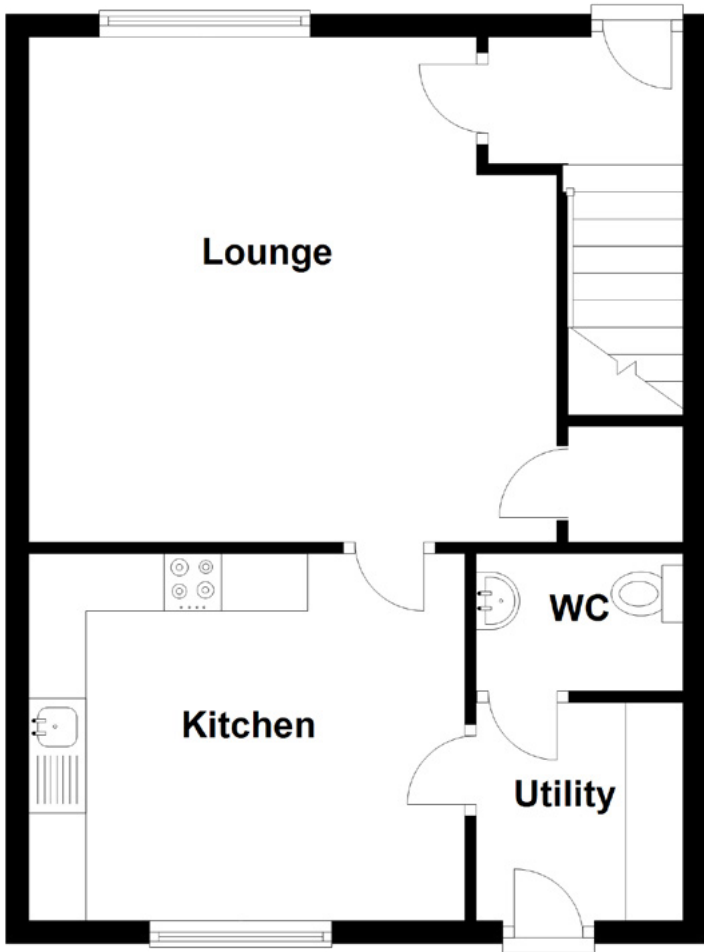




Bedroom 3







Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 4.40m (14'5")
Kitchen	3.80m (12'6") x 3.20m (10'6")
Utility	1.90m (6'3") x 1.80m (5'11")
WC	1.80m (5'11") x 1.20m (3'11")
Bedroom 1	3.50m (11'6") x 3.20m (10'6")
Bedroom 2	3.70m (12'2") x 3.50m (11'6")

Bedroom 3	3.10m (10'2") x 2.70m (8'10")
Bathroom	2.10m (6'11") x 2.00m (6'7")
Gross internal floor area (m ²): 90m ²	
EPC Rating: C	

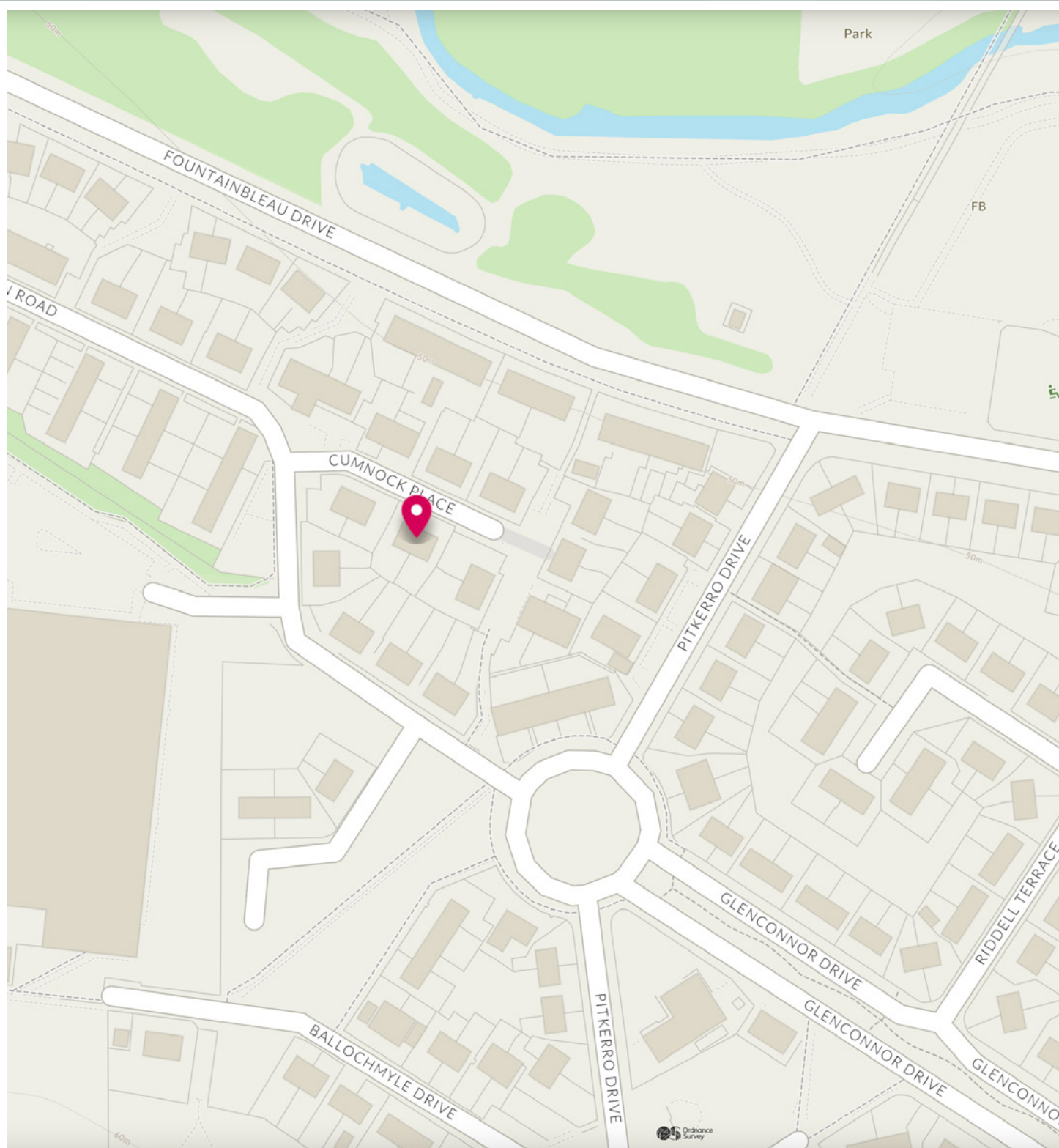
Floor Plan





Cumnock Place sits in a popular area of Dundee with good bus service to the City centre. The area is well serviced for schools and set in an established residential area of similar properties close to all local amenities and all major transport links.

The city of Dundee is the fourth largest city in Scotland and is a thriving metropolis sitting on the north bank of the River Tay. The city is growing and developing, with the waterfront undergoing massive development. Dundee, The city of discovery, has been enjoying a lot of re-development and enhancements over the last few years and is in the midst of a £1 billion redevelopment of its waterfront. This includes the V&A Museum of Design Dundee, due to open in 2018. Ninewells is a highly rated hospital with some of the world's leading researchers and facilities. This is coupled with two world-class universities, some very good schools and a leading further education college.



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
JAYNE SMITH
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Professional photography
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Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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