

3 Tranent Gardens

DUNDEE, DD4 0XR



*SPACIOUS TWO BEDROOM MID-TERRACE VILLA IN
A POPULAR AREA OF DUNDEE*



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Part Exchange is available. We are delighted to introduce this well presented two bedroom villa located conveniently for all local amenities and all motorway networks and just a short drive from the Kingsway with all its retail and recreation opportunities. Tranent Gardens is an attractive and popular residential area of the city offering an excellent opportunity to young, growing families as well as those looking to downsize or incoming workers to Dundee. The lounge is modern, and bright with a feature wall adding a strong focal point. The kitchen diner sits off the lounge providing a good sense of flow to the home. The kitchen is well stocked with wall and floor units and there is a free-standing electric cooker along with a cooker hood. The upper floor contains two bedrooms and a family bathroom. Both bedrooms benefit from the addition of built-in wardrobe storage. The bathroom has a three-piece white suite with a shower over the bath and a glazed screen.

Externally there is a drive to the front capable of parking two cars. A covered canopy protects the front door from the elements. To the rear is an enclosed garden laid mainly to grass with a patio area. This home is not overlooked at the back.

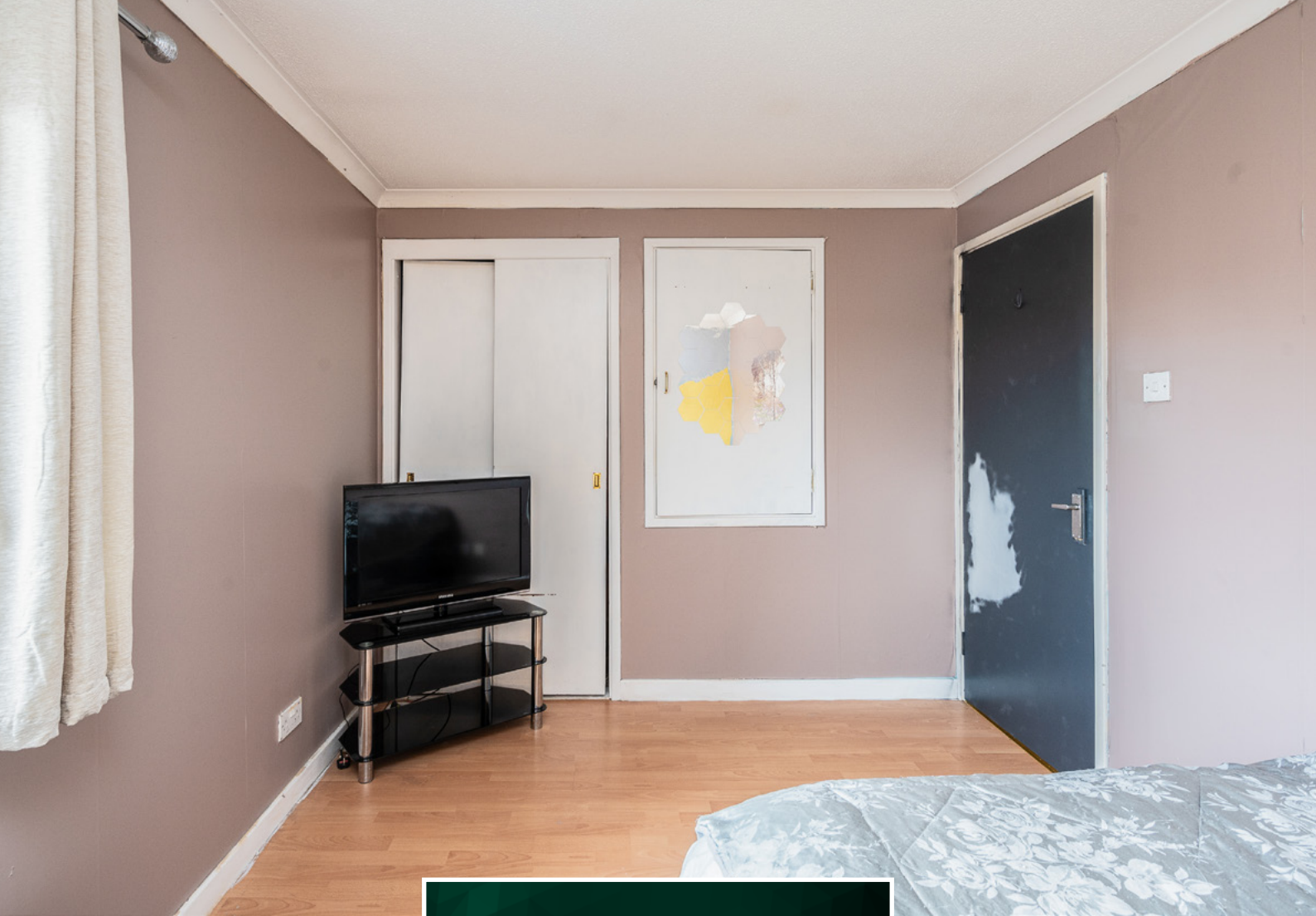
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Kitchen/diner





bedroom 1

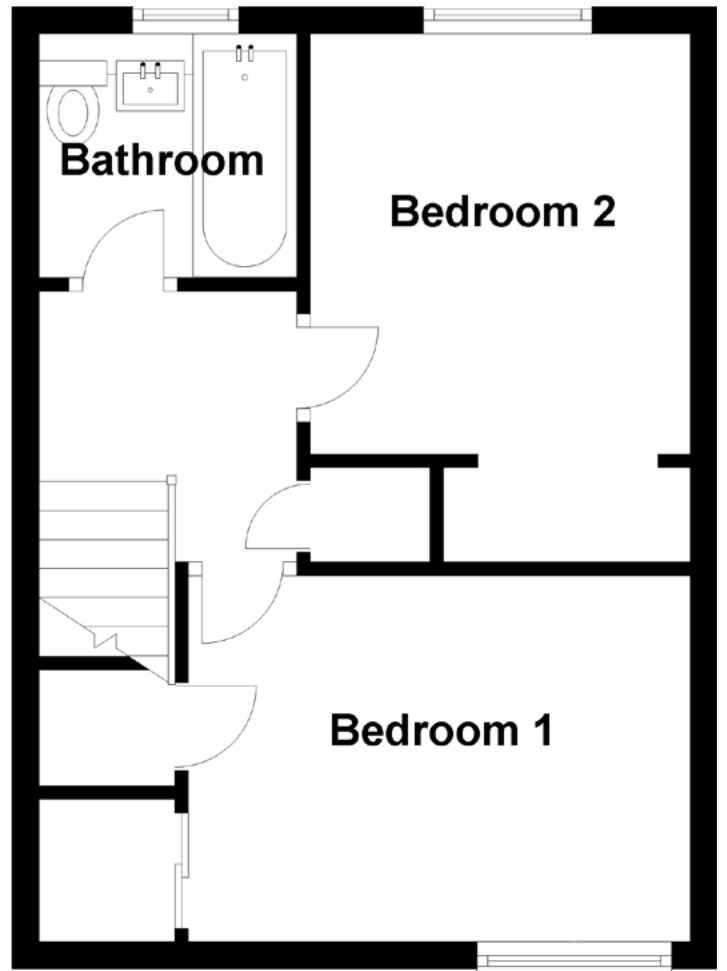
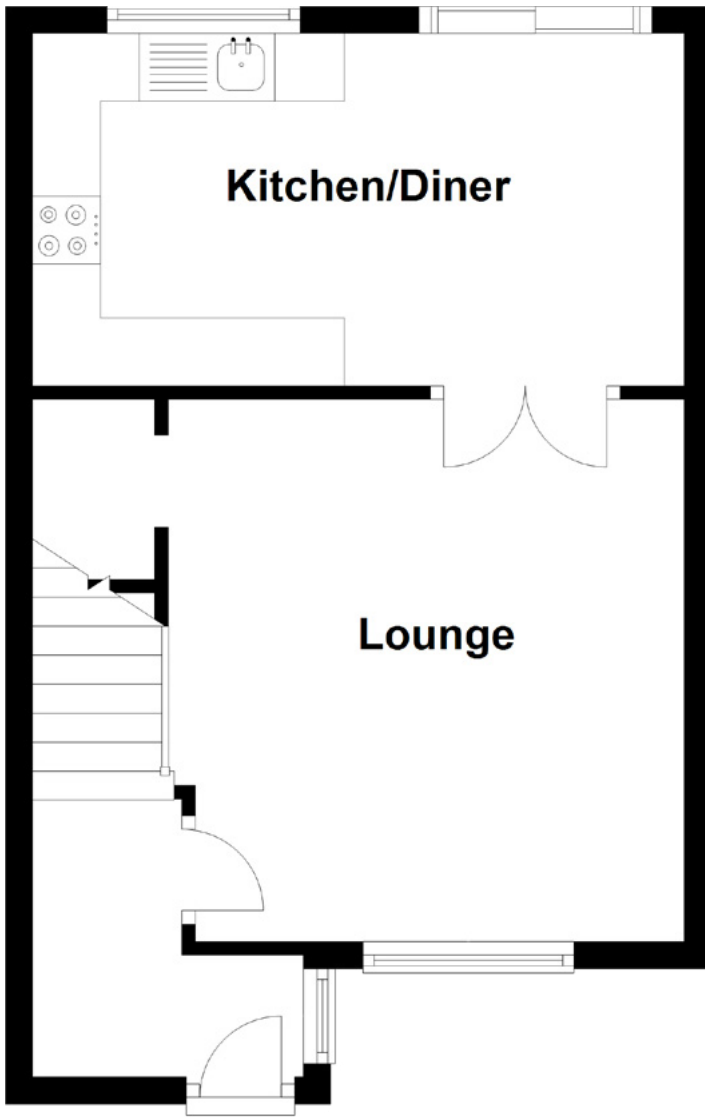




bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.00m (13'1") x 3.80m (12'6")
Kitchen/Diner	4.80m (15'9") x 2.60m (8'6")
Bedroom 1	3.70m (12'2") x 2.70m (8'10")
Bedroom 2	3.10m (10'2") x 2.70m (8'10")
Bathroom	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m²): 68m²

EPC Rating: D

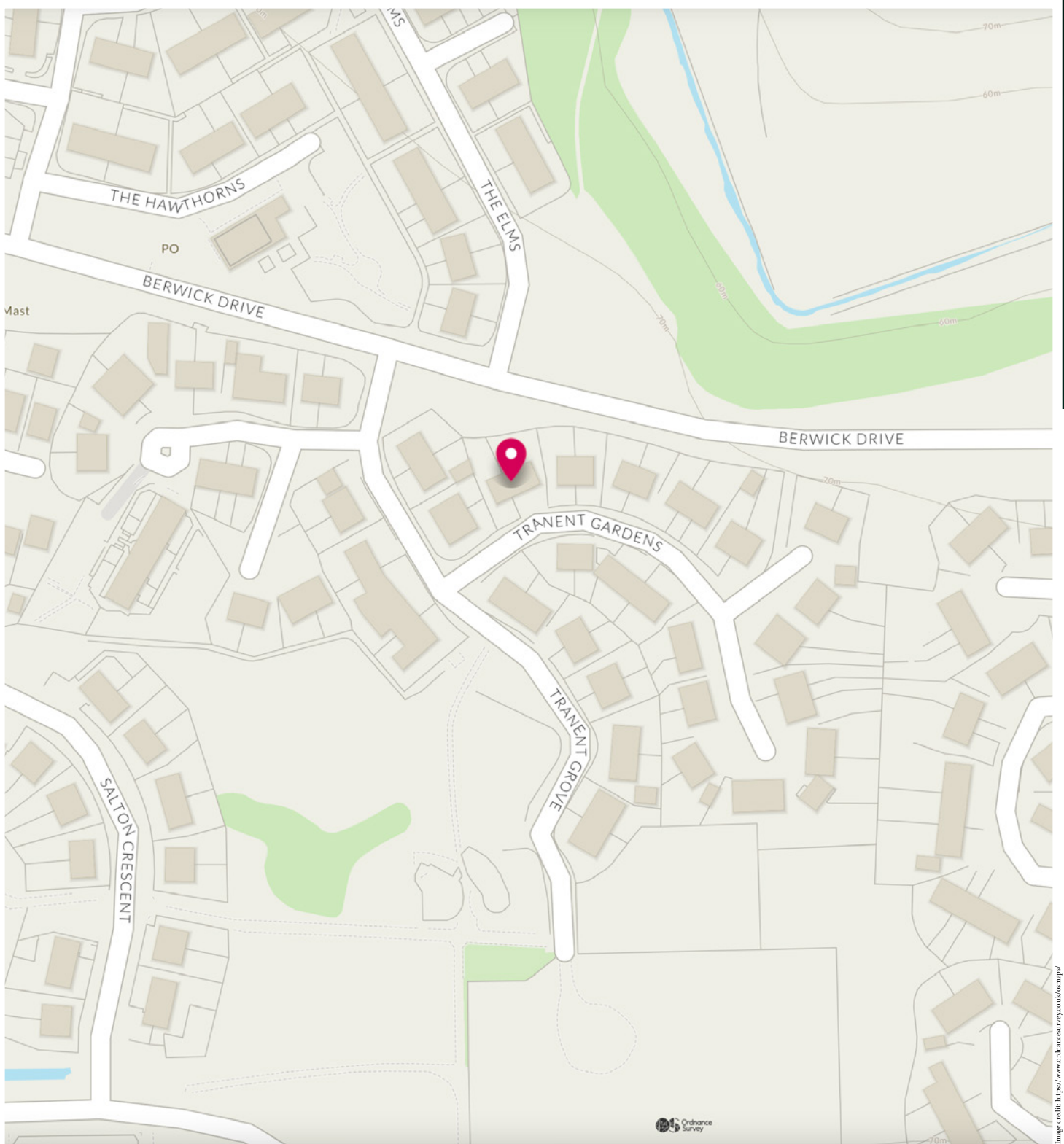




Tranent Gardens sits in a popular area of Dundee with good bus service to the City centre. The area is well serviced for schools and set in an established residential area close to all local amenities and all major transport links.

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. 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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