



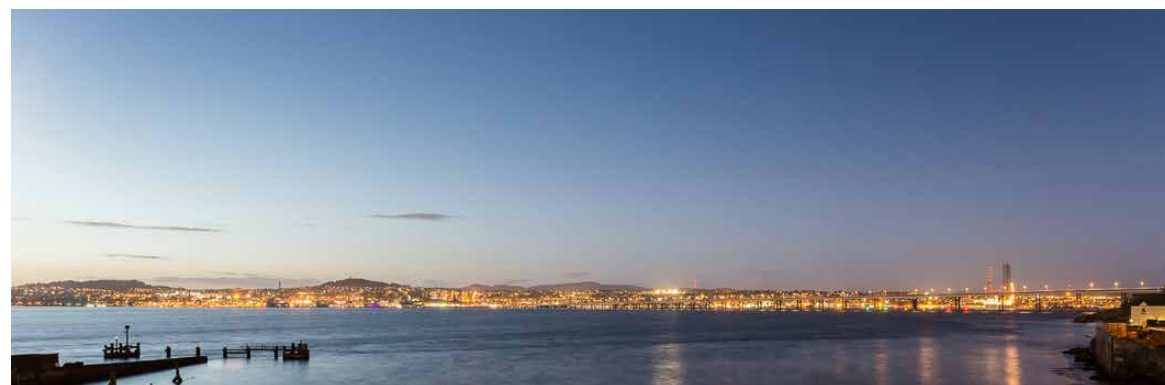
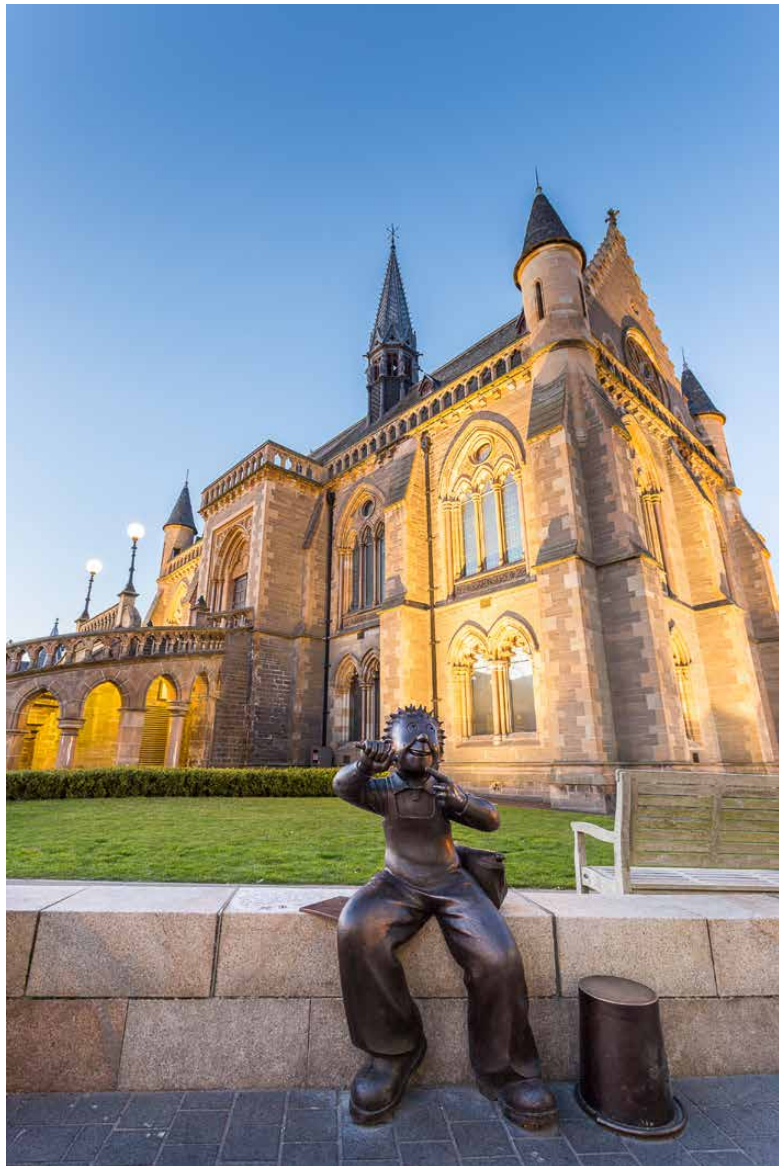

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23 Kirnie Gardens

DUNDEE, ANGUS, DD2 2FA



DUNDEE

ANGUS, DD2 2FA

Kirnie Gardens is situated in a highly desirable, modern, residential area of Dundee, some three miles west of the City Centre and within good proximity to both Ninewells and Royal Victoria Hospital. 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 and provides an excellent range of shops and professional services, together with good leisure facilities. It is an established centre of excellence in education and life Sciences, and has renowned cultural facilities. There is a mainline railway station, with services to the south and a regional airport with flights to London City, Belfast and Birmingham. The A90 dual carriageway provides fast access to Perth and central Scotland, as well as to Aberdeen.

The Town of Carnoustie, with its world-famous golf course, is very easily reached. The area provides a number of other fine links courses including Barry, Panmure and Monifieth. St Andrews is also within easy driving distance. There is sailing on the Tay and pleasant sandy beaches along the coast. To the North Lie the Angus Glens. Adequate public transport, shopping, social and educational facilities are available within easy reach. The City offers a wide range of local schooling and the well-known Dundee High School is situated within the heart of the City centre.

23 KIRNIE GARDENS

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Part exchange is available for this substantial, detached residence in this sought after location in Dundee. Number 23 is a beautifully presented and conveniently located contemporary house and has been finished to a high standard with approx. 6 years NHBC warranty in place.

The house has great circulation from the lounge to dining kitchen making it ideal for entertaining, with the open plan dining room anchored by the kitchen, a style so popular with families and conducive to modern living preferences.

On the lower floor are the lounge, dining kitchen with integrated fridge freezer and dishwasher, utility room and cloakroom/WC.

A staircase rises to the first floor with four bedrooms, family bathroom and plentiful storage.

The master bedroom is spacious with an en-suite shower room to add to the pleasure.

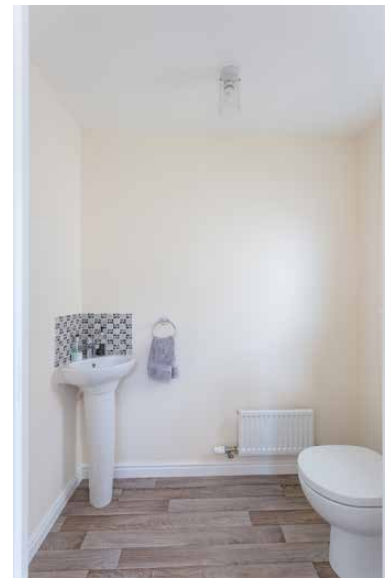
Externally, on arrival a monobloc driveway facilitates parking for two cars whilst the garage will house another car. Gardens to the front and back are neat and thought has been given to the creation of a deck to the rear of the house where the garden is bounded by wooden fencing.

This is a prime opportunity to acquire a home that is only four years old and all the hard work has been taken care of in terms of décor and garden.

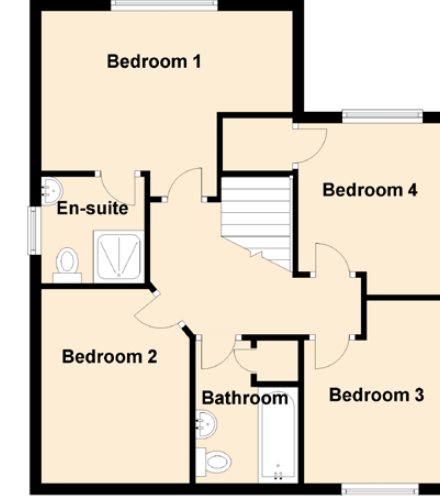
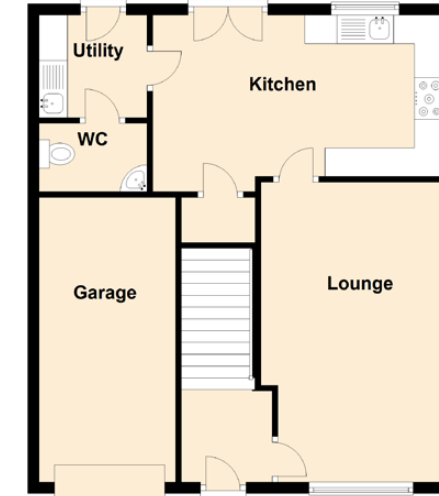


“DESIRABLE DEVELOPMENT IN GOOD PROXIMITY TO BOTH HOSPITALS AND THE CITY CENTRE.”





SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 3.20m (10'6")
Kitchen	5.10m (16'9") x 3.00m (9'10")
Utility	1.90m (6'3") x 1.80m (5'11")
Bedroom 1	4.40m (14'5") x 3.80m (12'6")
En-suite	1.90m (6'3") x 1.80m (5'11")
Bedroom 2	3.40m (11'2") x 2.60m (8'6")
Bedroom 3	3.20m (10'6") x 2.50m (8'2")
Bedroom 4	3.00m (9'10") x 2.60m (8'6")
Bathroom	2.50m (8'2") x 1.80m (5'11")
WC	1.90m (6'3") x 1.20m (3'11")
Garage	5.00m (16'5") x 2.40m (7'10")

Gross internal floor area (m²): 96m²

EPC Rating: C






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Part
Exchange
Available

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