

34 The Elms

DUNDEE, DD4 0XH



STUNNING TWO-BED PROPERTY IN
IMMACULATE CONDITION



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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. The Elms 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 gas hob, double oven and a cooker hood. Whilst we are showing the kitchen as is, the client is awaiting the delivery and installation of new flooring to compliment the new kitchen so it will be all perfect for you moving in.







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 suite in a dove grey colour, and there is a shower over the bath.





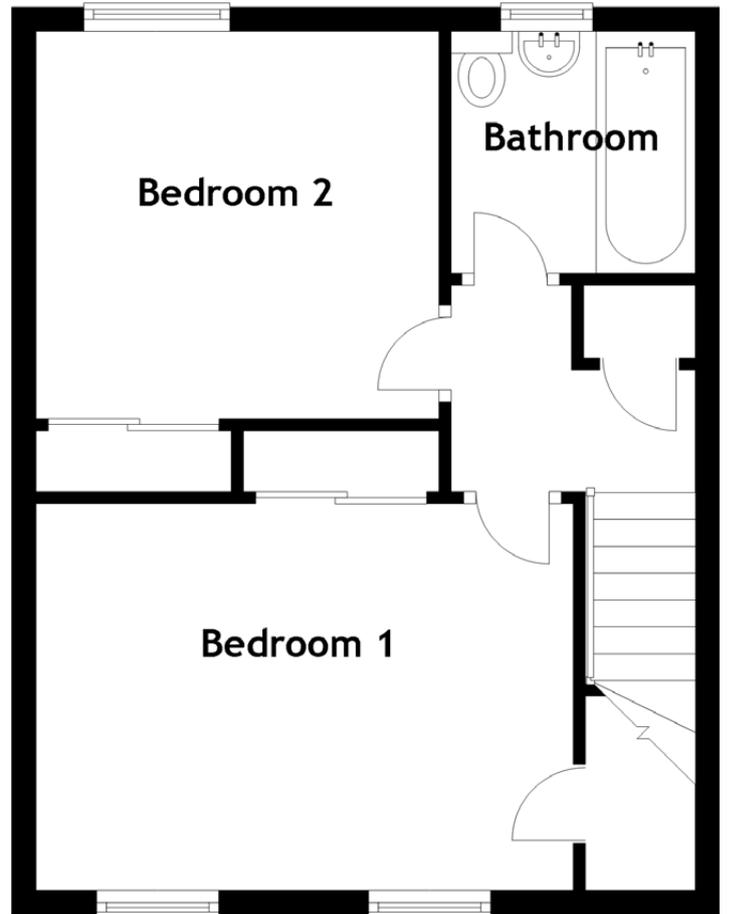
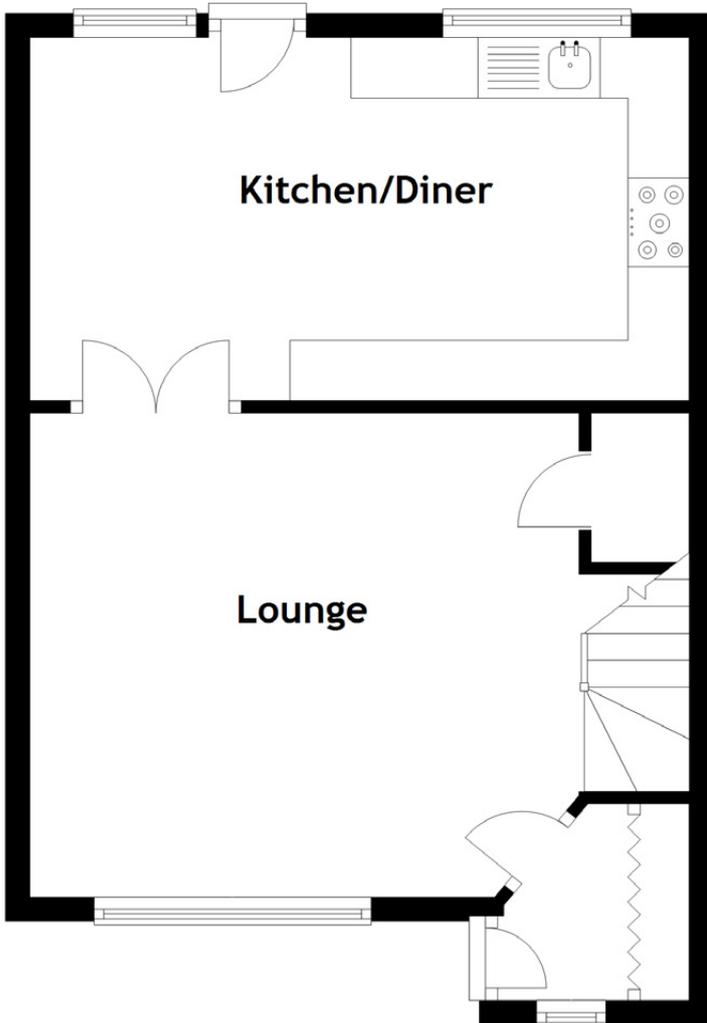
Bedroom 1





Bedroom 2





Approximate Dimensions

(Taken from the widest point)

| | |
|---------------|--------------------------------|
| Kitchen/Diner | 5.40m (17'9") x 3.00m (9'10") |
| Lounge | 4.50m (14'9") x 4.00m (13'1") |
| Bedroom 1 | 4.40m (14'5") x 3.20m (10'6") |
| Bedroom 2 | 3.30m (10'10") x 3.20m (10'6") |
| Bathroom | 2.00m (6'7") x 2.00m (6'7") |

Gross internal floor area (m²): 81m²

EPC Rating: C



Externally there is a garden to the front and to the rear is an enclosed garden laid mainly to grass with a stylish patio area. This home is not overlooked at the back. Overall, this home will be ready to walk into and enjoy.





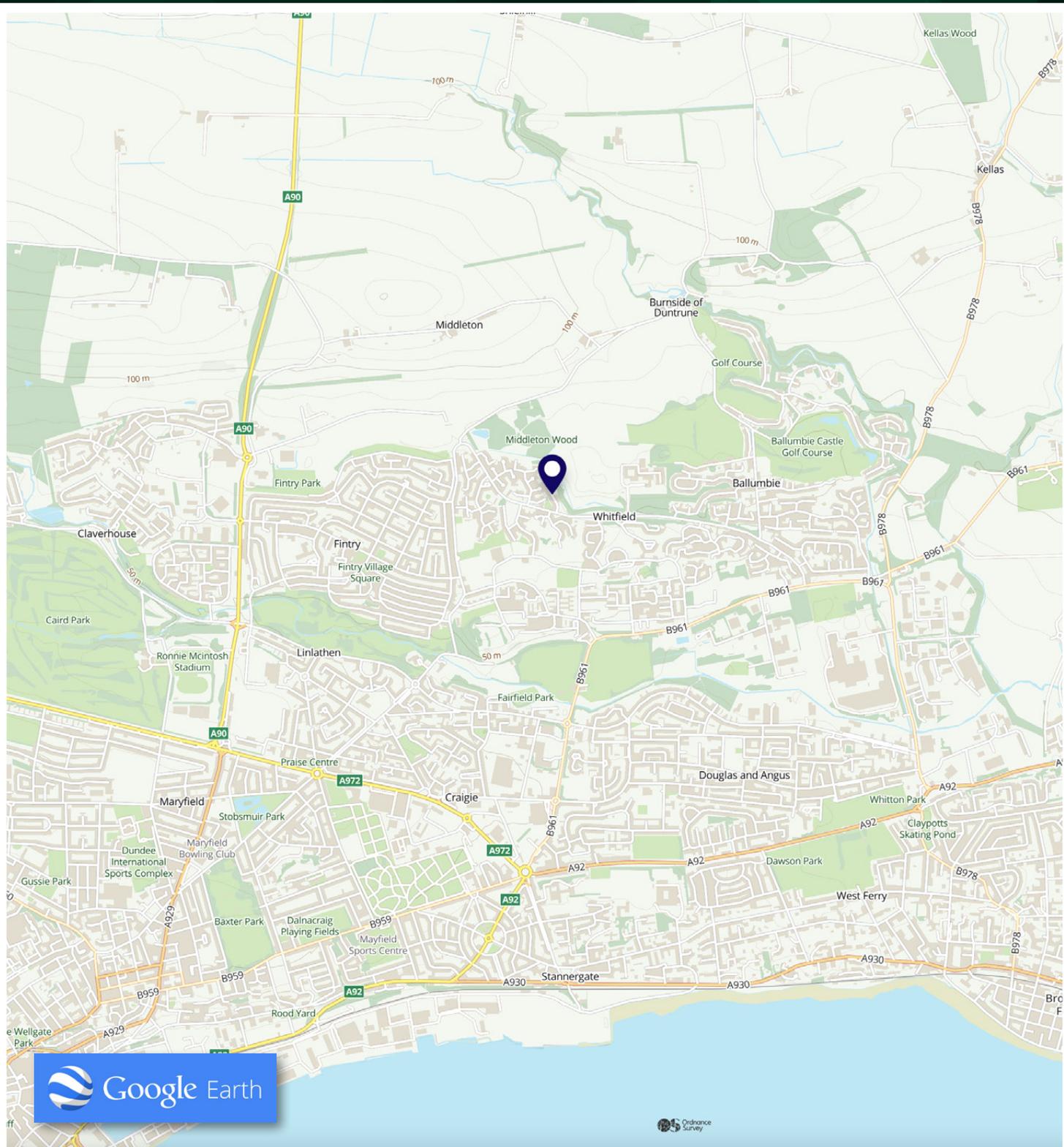
The Elms sits in a popular area of Dundee with lovely countryside views and a good bus service to the city centre. There are local amenities located at the Crescent Community Hub, these include a doctors, dentist and hairdressers.

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.

The Location





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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
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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