



## 26 The Elms, Dundee, DD4 0XH

Spacious, Two-Bedroom, Mid-Terrace Home, with Gardens and a Driveway

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# Property Description

Beautifully presented and well-proportioned, two-bedroom, mid-terrace home, with gardens and a driveway. Located in a particularly quiet, factored, residential development, in the Whitfield area, on the northern outskirts of Dundee.

Comprises an entrance porch, living room, dining/kitchen, two double bedrooms and a family bathroom.

Highlights include a modern fitted kitchen and bathroom, contemporary flooring and lighting, and light, tasteful decor throughout. In addition, there is gas central heating, double glazing, rural views, and superb integrated storage, including a loft space.

Externally, there is a low-maintenance, mono-blocked garden to the front, whilst the southerly-facing rear garden features a decked patio and a large store shed.

Located within walking distance of convenience shopping and within easy access of public transport links.

A bright entrance porch, with storage, leads into a tastefully presented room, finished with light, neutral decor and carpeting and filled with natural light from a wide, front-facing window. The spacious reception room leads, conveniently into a kitchen, with space for a dining table and chairs and enjoying access to the rear garden, via French doors. The kitchen is fitted with modern, white units and stone-effect worktops, whilst appliances include an integrated oven, a ceramic hob, a stainless-steel canopy, a dishwasher and an American-style fridge/freezer, with plumbing and space available for a washing machine.

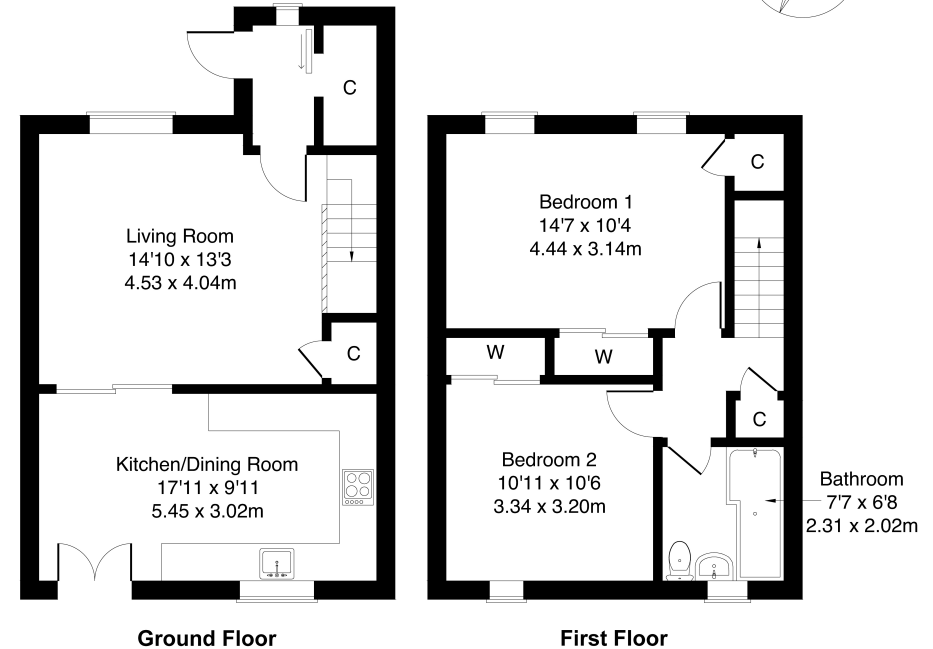
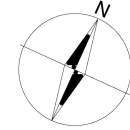
Set to opposite aspects, upstairs, two bedrooms continue the tasteful presentation of the living space and both benefit from integrated wardrobe storage. Whilst the main bedroom is carpeted, the second bedroom is fitted with modern, wood-effect flooring and enjoys rear garden views.

Completing the accommodation, a good-sized bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and panel splash walls.



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Approximate Gross Internal Area: (883 sq ft - 82 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Dundee, known as the City of Discovery, has undergone an ambitious transformation in the past ten years, principally in the renovation and revitalisation of the Waterfront, including the world-famous Victoria and Albert Museum and home of Robert Falcon Scott's steamship Discovery. There is a wide range of high-street names, supermarkets, retail centres, cinema and leisure centres, sports facilities and restaurants and

hotels, leading cultural venues, Ninewells Hospital, and two universities, colleges, and schooling for all ages. Dundee has re-invented itself as a global leader in the technologies industry and as a recognised hub for computer game development. The city has excellent travel facilities including an airport, railway system, and local bus services, with the A90 connecting Dundee to the north and south.





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