



4 Constitution Crescent,  
Dundee DD3 6TT

Offers Over £220,000

This spacious, modern, semi detached villa has been individually designed to take advantage of this excellent setting in a prime central location in the city of Dundee.

Finished to a high standard this villa provides comfortable accommodation over two floors. The generously proportioned living areas include a clearly defined separate lounge and family/ dining room on semi open plan together with a self-contained quality fitted kitchen with integrated appliance and an ample range of wall and base units. There are also 4 double bedroom facilities with the master bedroom enjoying its own private en-suite shower room. The other upper floor rooms are served by the family bathroom and at ground floor there is a spacious cloakroom/wc.

The property benefits from gas fired central heating, double glazing, patio doors, Juliet balcony, river views, carpets, blinds, fitted mirrored wardrobes, integrated oven, hob and extractor hood and there is an integral garage and large driveway catering for a number of vehicles. This lovely home benefits from excellent river views from the upper rooms and will appeal to a variety buyer types; early viewing is to be advised.

This family villa is situated within a sought after development which involved the conversion of the former DRI into luxury apartments and with quality new built homes in the adjacent grounds. This popular residential area is within walking distance of the City Centre, both universities and the vibrant Waterfront area. EPC-C

- Semi-Detached Villa
- Central Location
- River Views
- Ideal for City Centre, Ninewells Hospital and Universities.
- 2 Public Rooms
- 4 Bedrooms
- W.C. Bathroom, En-Suite
- Integrated Garage
- Off Street Parking; Garage





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Lounge/Dining	21'0 x 19'1	(6.40m x 5.82m)
Kitchen	11'0 x 9'3	(3.35m x 2.82m)
W.C.	6'0 x 2'8	(1.83m x 0.81m)
Bathroom	7'0 x 6'7	(2.13m x 2.01m)
Bedroom 1	11'8 x 10'2	(3.56m x 3.10m)
En-Suite	9'4 x 6'3	(2.84m x 1.91m)
Bedroom 2	19'1 x 9'9	(5.82m x 2.97m)
Bedroom 3	12'5 x 9'0	(3.78m x 2.74m)
Bedroom 4	9'3 x 9'3	(2.82m x 2.82m)

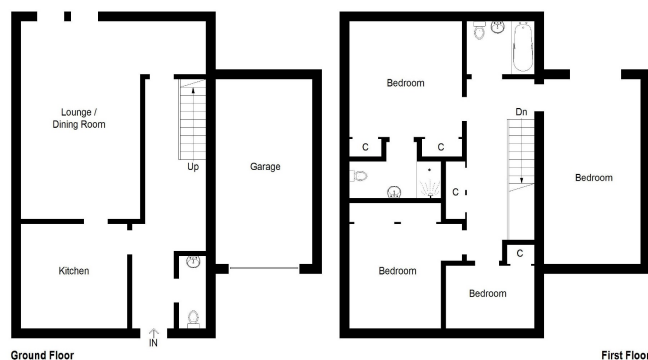


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