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8 Benvie Road

| Dundee | DD2 2LH



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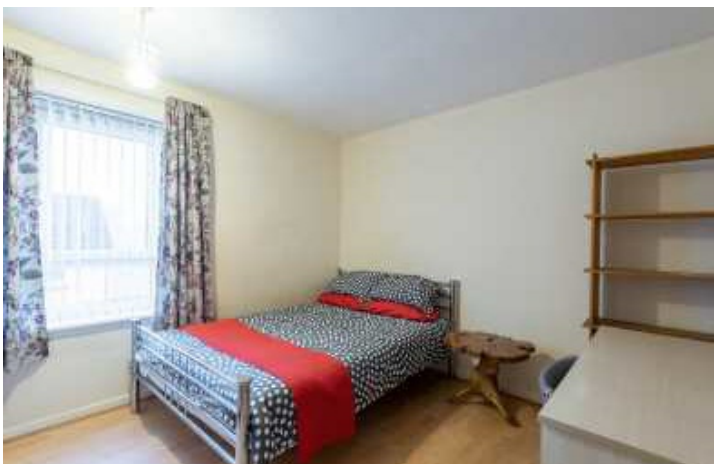
Offers Over £185,000

We are delighted to bring to the market this well presented semi detached Townhouse which provides exceptional accommodation over 3 floor levels. The subjects are in fresh and tasteful decorative order, benefit from modern double glazing, gas central heating and will be sold with floor coverings, blinds and integrated electric hob, electric oven and extractor hood included. There is a HMO licence in place for the present owners.

The spacious accommodation comprises: lounge with patio door, dining kitchen, utility room, shower room all at ground floor level, 2 double bedrooms on the 1st floor and 2 2 double bedrooms and a bathroom on the top floor. There are ample storage facilities throughout the property - including within the insulated attic area.

Externally there is a useful driveway for one vehicle and low maintenance, enclosed gardens to the front and rear with 2 sheds.

This versatile and spacious property is conveniently located for west end/central services including both Universities, public transport, shops and has easy access to Ninewells Hospital and all city centre services. Early viewing is highly recommended. EPC Rating - C.



- Semi Detached Townhouse
- lounge with Patio Doors
- Dining Kitchen & Utility Room
- 4 Double Bedrooms
- Bathroom & shower Room
- D/G & Gas CH: EPC - C
- Gardens & 2 Sheds
- Private Parking

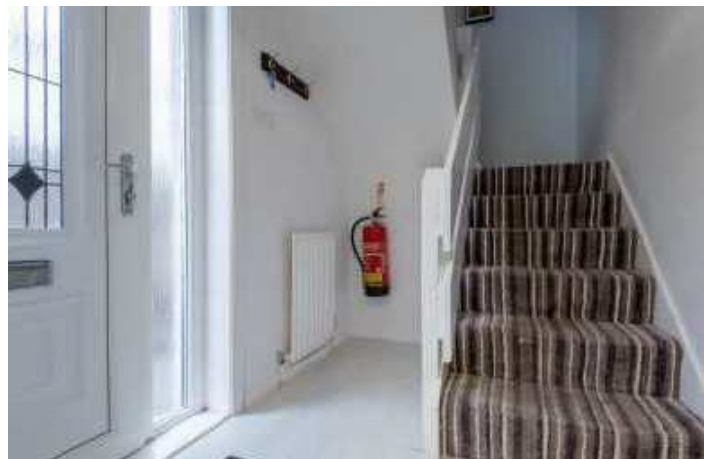




Illustration For Identification Purposes Only. Not To Scale (ID:708604 / Ref:75854)

Lounge	11'2 x 10'7	3.40m x 3.23m
Dining Kitchen	10'4 x 9'3	3.15m x 2.82m
Utility Room	8'0 x 5'3	2.44m x 1.60m
Shower Room	8'0 x 4'10	2.44m x 1.47m
Bedroom 1	17'8 x 10'4	5.38m x 3.15m
Bedroom 2	11'3 x 10'5	3.43m x 3.18m
Bedroom 3	11'3 x 10'5	3.43m x 3.18m
Bedroom 4	11'5 x 11'0	3.48m x 3.35m
Bathroom	6'6 x 6'6	1.98m x 1.98m

Thorntons is a trading name of Thorntons LLP. Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information. Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

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