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34 Nithsdale Avenue

| Dundee | DD3 9DB



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Offers Over £100,000

Excellent opportunity to purchase this non-standard construction, semi-detached villa set within the popular residential area of Downfield. The property is located in an area which is convenient for many local amenities including; shops, schools, bus routes and main routes including the A90 ring road.

No. 34 Nithsdale Avenue offers comfortable accommodation which comprises: bright lounge, kitchen, shower room and three well proportioned double bedrooms. Practical attributes include gas fired central heating, double glazing, excellent storage and white goods.

Externally the property enjoys private garden grounds to the rear which feature a lawn, patio area and a timber shed. Vehicular needs are catered for with private off-street parking.

Viewing is highly recommended. EPC - D.



- Semi-Detached Villa
- Non Standard Construction
- Popular Residential Location
- Lounge/ Kitchen

- Shower Room
- Three Bedrooms
- Private Gardens; Drive
- Gas Heating; DG; EPC - D

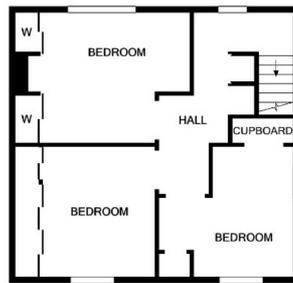




Lounge	15'1 x 12'1	4.60m x 3.68m
Kitchen	14'4 x 8'5	4.37m x 2.57m
Shower Room	5'0 x 4'2	1.52m x 1.27m
Bedroom	11'2 x 10'2	3.40m x 3.10m
Bedroom	10'4 x 10'4	3.15m x 3.15m
Bedroom	10'4 x 9'5	3.15m x 2.87m



GROUND FLOOR



1ST FLOOR

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