

Simple Approach



**20 Millbay Gardens, Dundee
DD2 5JR**

Offers over £184,995

Simple Approach are delighted to welcome this beautifully presented, semi detached house on Millbay Gardens to the Dundee residential sales market. Set within a quiet cul-de-sac this lovely home offers peaceful living within a family friendly location without compromising locality to all local conveniences found close by along with being just a short distance from Ninewells Hospital.

The accommodation is spacious and set across two floors, comprising of; a welcoming entrance, a bright and spacious lounge / dining area, stylish fitted kitchen, a conservatory, two generous bedrooms both with fitted storage space and a chic shower room. Externally the property enjoys an impressive private rear garden which has been very well maintained by the current owners and a large driveway.

Millbay Gardens further benefits from modern day comforts such as gas central heating and double glazing. This stunning home comes to the market in excellent move in condition, lending itself to a wide range of buyers, including first time buyers, small families or mature buyers seeking a well located home in one of Dundee's most sought after areas. Viewing is essential to appreciate the overall fantastic property on offer here at Millbay Gardens.

Lounge / Dining Area

21'8" x 12'5" (6.61 x 3.81)

Conservatory

8'4" x 10'5" (2.55 x 3.2)

Kitchen

13'0" x 9'4" (3.98 x 2.87)

Master Bedroom

12'6" x 9'3" (3.83 x 2.83)

Bedroom Two

8'11" x 9'9" (2.73 x 2.99)

Shower Room

5'6" x 6'5" (1.69 x 1.96)

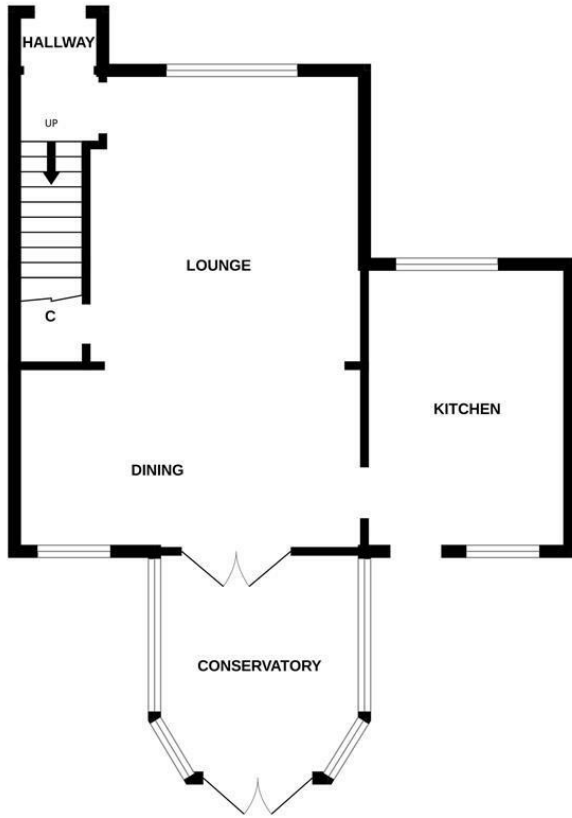




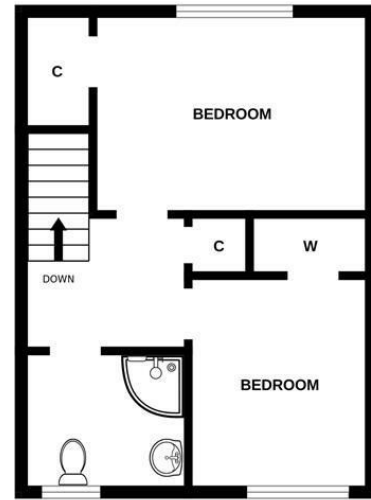
- Semi Detached House
- Impressive Private Rear Garden
- Conservatory
- Close To Local Amenities & Ninewells Hospital
- Two Generous Bedrooms (With Fitted Wardrobes)
- Gas Central Heating & Double Glazing
- Large Private Driveway
- Well Presented Throughout
- Open Plan Lounge / Dining Area
- Highly Sought After Location



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Scotland EU Directive 2002/91/EC