

# Buy your next home with Next Home

Leading Perthshire Estate Agency

7 Coldstream Drive, Dundee, DD4 0TJ

Offers Over £220,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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7 Coldstream Drive, Dundee, DD4 0TJ

Many thanks for your interest with 7 Coldstream Drive, Dundee, DD4 0TJ.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

# About the Area

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The property is situated within a popular residential area in the City of Dundee.

It is within close proximity of the city Centre which offers a range of excellent local amenities including shops, restaurants, pubs, recreational facilities and bus and train stations.

There are also Primary and Secondary schools close by.



# Property Summary

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Next Home are delighted to bring to the market this spacious 3 bedroom detached villa situated in a sought after area of Dundee.

The property would be an ideal family home with spacious accommodation set over 2 levels comprising: Entrance hall, spacious lounge with bay window to the front and space for free-standing furniture, open plan kitchen/dining area with breakfast bar and space for a dining table and chairs, 3 double bedrooms, 2 of which have built in mirrored wardrobes providing good storage, family bathroom and w/c.

There is off-street parking provided by a driveway which leads to a single garage.

The rear garden is fully enclosed with timber fencing and a patio area ideal for outdoor dining and hosting and an easy to maintain lawn.

Gas central heating and double glazing throughout.





# Key property features

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- ✓ 3 bedrooms
- ✓ Popular Residential area
- ✓ Ideal for a family
- ✓ Chain free
- ✓ Close to local amenities
- ✓ Garage
- ✓ Open plan kitchen/dining room
- ✓ Private garden













# Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.



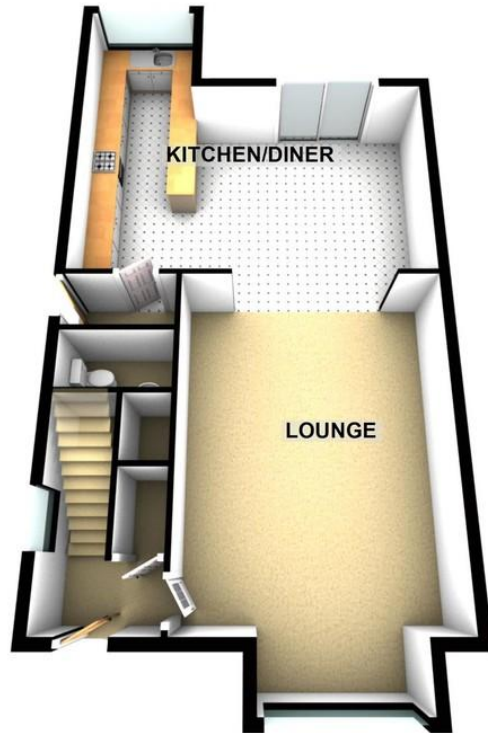
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# Floorplans

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GROUND FLOOR



FIRST FLOOR







# Property Room sizes

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## ENTRANCE HALL

## LOUNGE

*20' 1" x 10' 7" (6.12m x 3.23m)*

## DINING ROOM

*9' 7" x 8' 9" (2.92m x 2.67m)*

## KITCHEN/BREAKFAST ROOM

*12' 5" x 7' 3" (3.78m x 2.21m)*

## W.C

## BEDROOM

*12' 9" x 10' 1" (3.89m x 3.07m)*

## BEDROOM

*10' 1" x 10' 1" (3.07m x 3.07m)*

## BEDROOM

*10' x 7' 9" (3.05m x 2.36m)*

## BATHROOM

*6' 5" x 5' 9" (1.96m x 1.75m)*

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



# NEXTHOME

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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth ..... 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email [sales@nexthomeonline.co.uk](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

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