



HARMONY HOMES
ESTATE AGENCY



14 Troon Avenue, Dundee, DD2 3FP

Offers over £270,000





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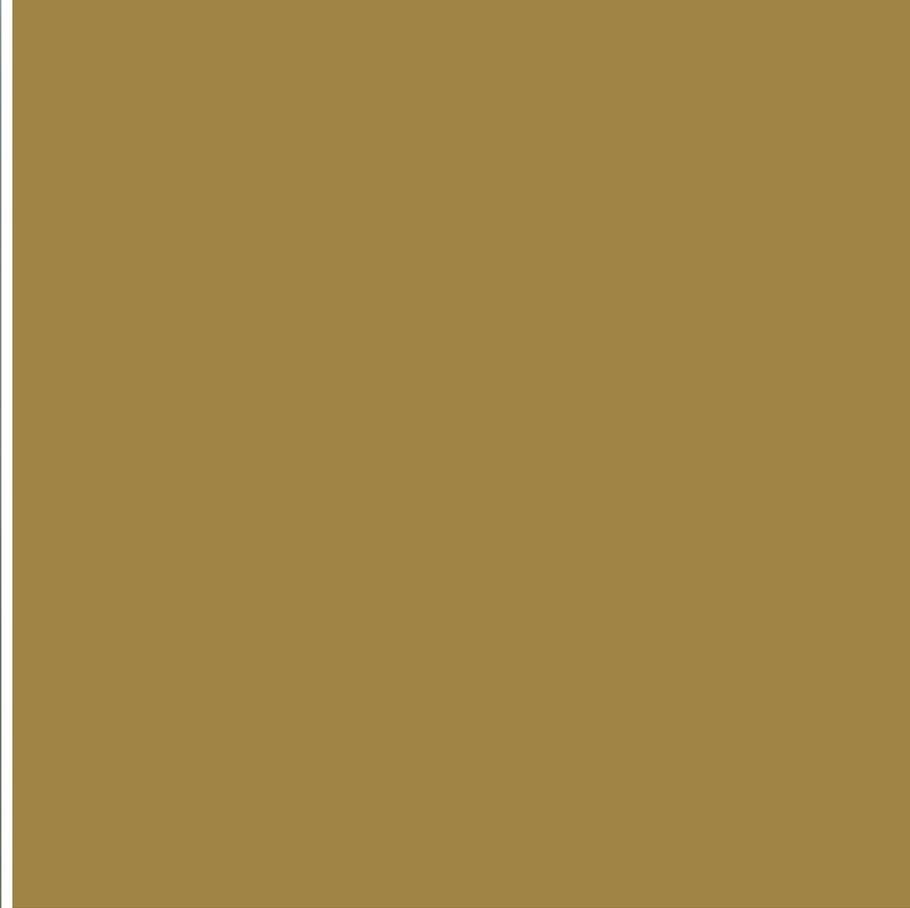
Nestled on Troon Avenue in the vibrant city of Dundee, this delightful four-bedroom detached house offers a perfect blend of modern living and comfort. Built in 2004, the property spans an impressive 1,442 square feet, providing ample space for families or first-time buyers seeking a welcoming home.

As you enter, you are greeted by a spacious open-plan layout that creates a bright and inviting atmosphere throughout the ground floor. The well-equipped kitchen, complete with a stylish island, seamlessly flows into a contemporary dining area and a generous living room. An extended sunroom enhances the living space, featuring French doors that lead to a fully enclosed garden, perfect for outdoor entertaining. The garden boasts a lovely decking area, a well-maintained lawn, and a patio, making it an ideal spot for family gatherings or quiet evenings.

The ground floor also includes a convenient downstairs WC, adding to the practicality of the home. Ascending to the upper level, you will discover four generously sized bedrooms, each offering comfort and versatility. One of the bedrooms features an ensuite, providing a private retreat, while the modernised bathroom serves the remaining rooms with style and functionality.

This property is ideally situated, with excellent access to local transport links, schools, and shops. Nature enthusiasts will appreciate the proximity to Camperdown Park and Clatto Reservoir, offering a wealth of outdoor activities right on your doorstep. With parking available for three vehicles, this home truly has everything you need for a comfortable and convenient lifestyle. Don't miss the opportunity to make this charming property your own.





Directions

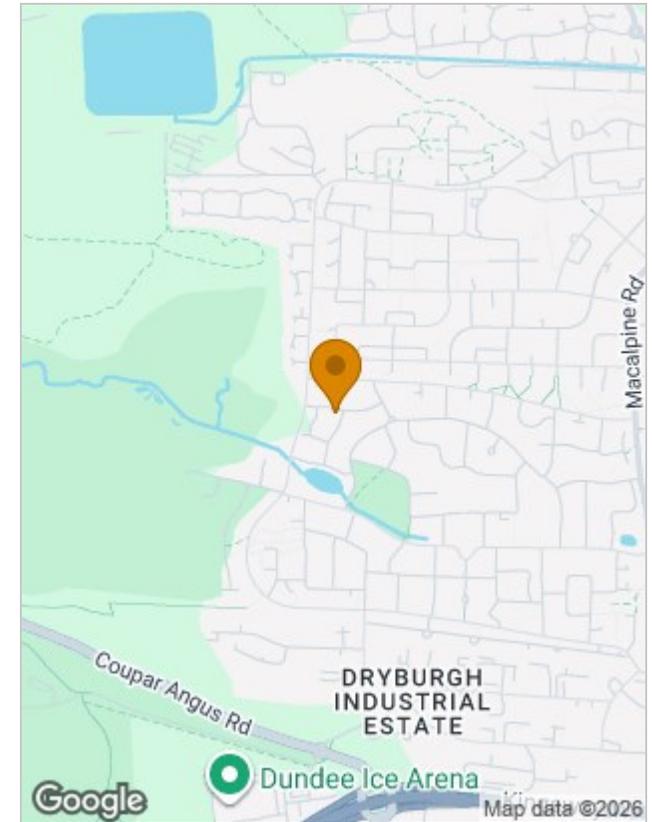




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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