

19 Americanmuir Road, Dundee, DD3 9AA

THE CHURCH OF SCOTLAND
EAGLAIS NA D-ALBA



4 BED DETACHED VILLA SITUATED IN A WELL ESTABLISHED RESIDENTIAL AREA

- Living room with large bay windows
- Dining room with open plan kitchen
- 4 generous sized bedrooms
- Family bathroom and additional WC
- Courtyard to rear of property
- Single garage

Location

The property is situated within a popular residential area set on the outskirts of Dundee, just a short 15-minute drive to Dundee's city centre and a 10-minute drive to Ninewells Hospital. Nursery and primary schools are close by. Transport links providing regular transport service to Dundee city centre, Ninewells Hospital and Broughty Ferry are within short walking distance from the property.

Viewing Arrangements

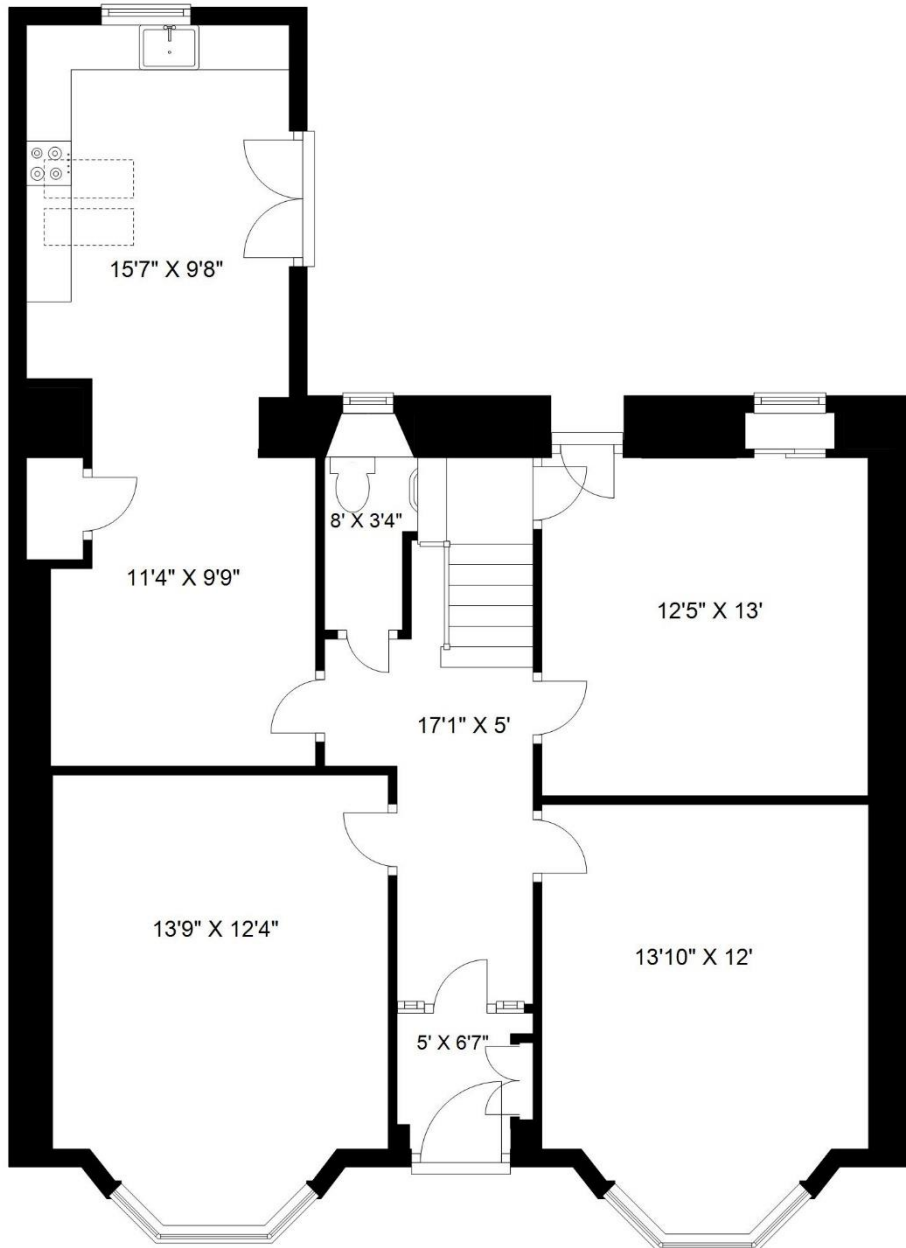
By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk





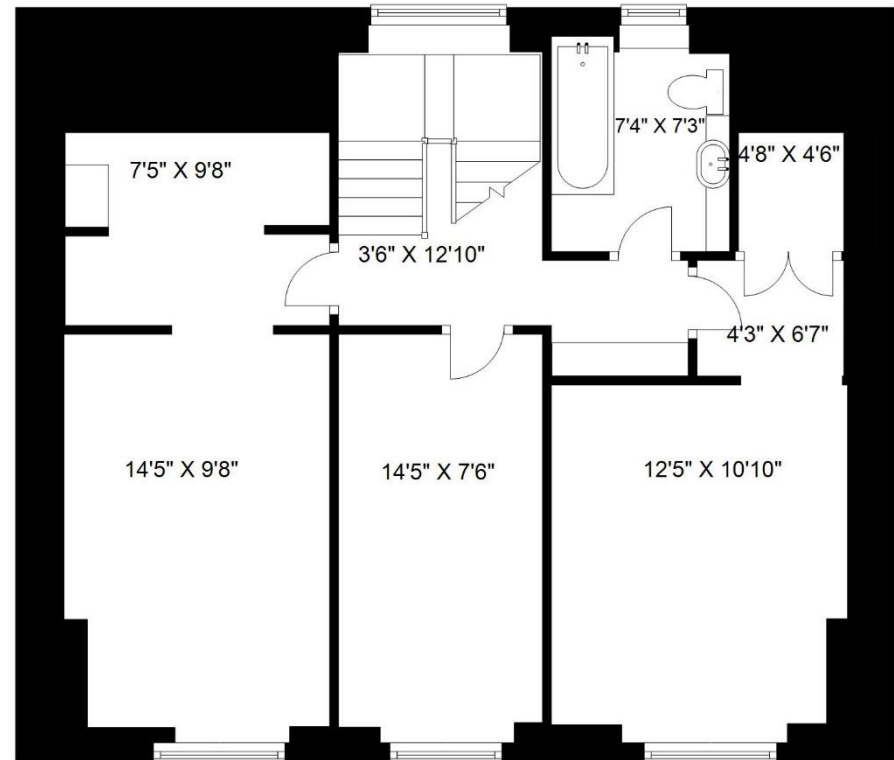
GROUND FLOOR

APPROX. 1009.2 SQ. FEET



FIRST FLOOR

APPROX. 780.8 SQ. FEET



For illustrative purposes only. All measurements and fixtures should be independently verified.
Plan produced using PlanUp.

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

Church of Scotland Law Department

121 George Street

Edinburgh EH2 4YN

Telephone 0131 2402263

Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

