

Simple Approach



**6 Cox Gardens, Dundee
Angus DD3 9GZ**

Offers over £190,000

Located in a sought-after residential area of Dundee, this attractive three-bedroom semi-detached house on Cox Gardens offers comfortable and convenient family living. The property features two spacious double bedrooms and a single, making it ideal for a range of buyers including families, first-time buyers, or those looking to downsize. Beautifully maintained and well presented throughout, the home benefits from gas central heating and double glazing, ensuring a warm and energy-efficient environment year-round. Outside, the property boasts a private driveway, providing off-street parking, and sits within a quiet and desirable street setting. With its modern finish, excellent location, and practical layout, this property is a fantastic opportunity to secure a lovely home in one of Dundee's popular residential areas.

Lounge

14'0" x 12'5" (4.29 x 3.81)

6'5" x 6'0" (1.97 x 1.85)

Kitchen / Dining

15'7" x 8'2" (4.75 x 2.51)

WC

5'11" x 2'11" (1.82 x 0.89)

Master Bedroom

8'10" x 9'6" (2.71 x 2.90)

Bedroom Three

7'4" x 8'0" (2.25 x 2.44)

Bedroom Two

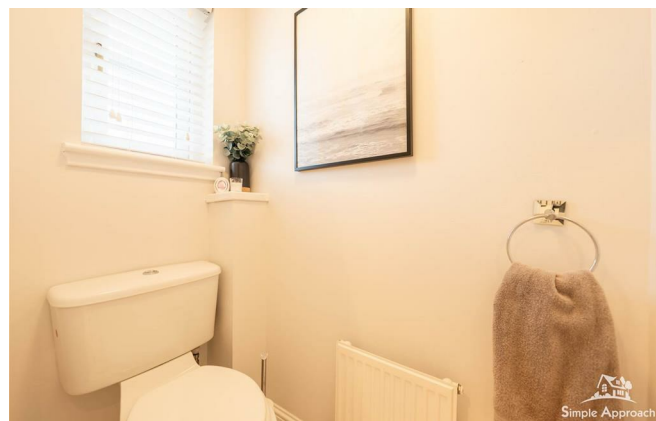
10'5" x 7'4" (3.2 x 2.26)

Bathroom

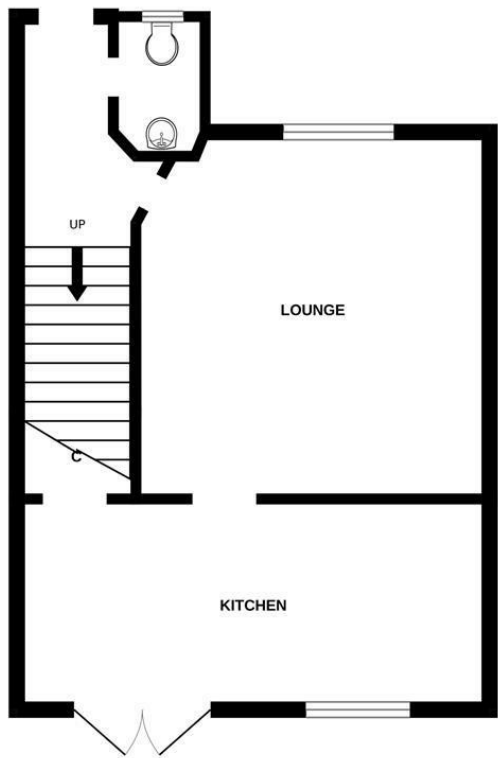




- Semi Detached House
- Spacious Kitchen / Dining Area
- Private Rear Garden
- Ideal For First Time Buyers Or Families
- Three Bedrooms (Two Generous Doubles & One Single)
- Private Driveway
- Gas Central Heating
- Bright Front Facing Lounge
- Highly Sought After Location
- Full Double Glazing



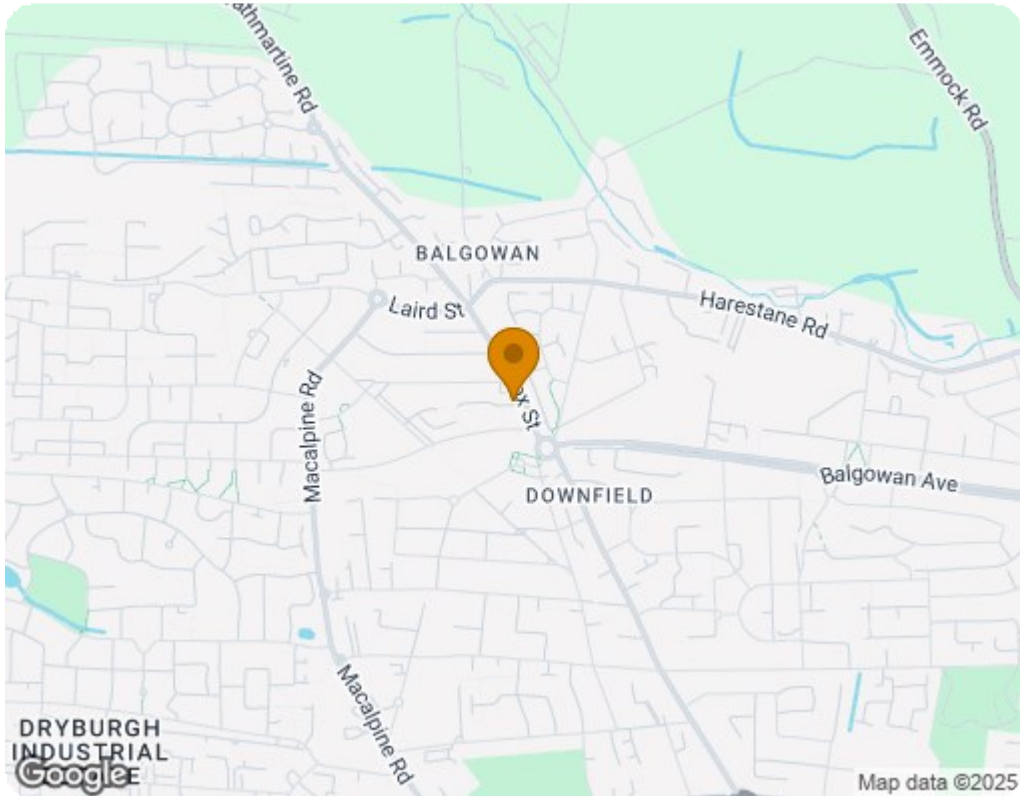
GROUND FLOOR



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		90
(81-91) B	77	
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90
(81-91) B	77	
(69-80) C		
(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		