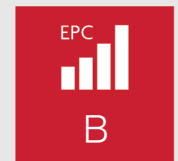




**Thorntons**  
The right way to move

3 Molison Street

Dundee, DD4 6TH







## Summary

Forming part of a small, exclusive cul-de-sac development in Dundee, this three-bedroom, two-bathroom (plus a separate WC) detached house has a sociable open-plan layout on the ground floor and comes accompanied by a good-sized garden and a private double driveway. Well-presented in a move-in condition with contemporary interiors and attractive décor, the home is sure to appeal to a wide demographic and it lies close to excellent amenities including shops, schools (there is a primary school just a stone's throw away), transport links across the city, and scenic open spaces, with Baxter Park a short stroll away. Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

## Features

- Detached house in Dundee
- Forming part of a small, exclusive cul-de-sac development
- Entrance hall with WC
- Open-plan kitchen, living, and dining room with French doors onto garden
- Contemporary, full integrated kitchen
- Two double bedrooms with built-in wardrobes
- Single bedroom with built-in wardrobe
- One en-suite shower room
- Separate family bathroom with shower-over-bath
- Good-sized, east-facing rear garden
- Private double front driveway
- Gas central heating and double glazing





"This three-bedroom, two-bathroom (plus a separate WC) detached house is presented in a move-in condition with modern interiors."









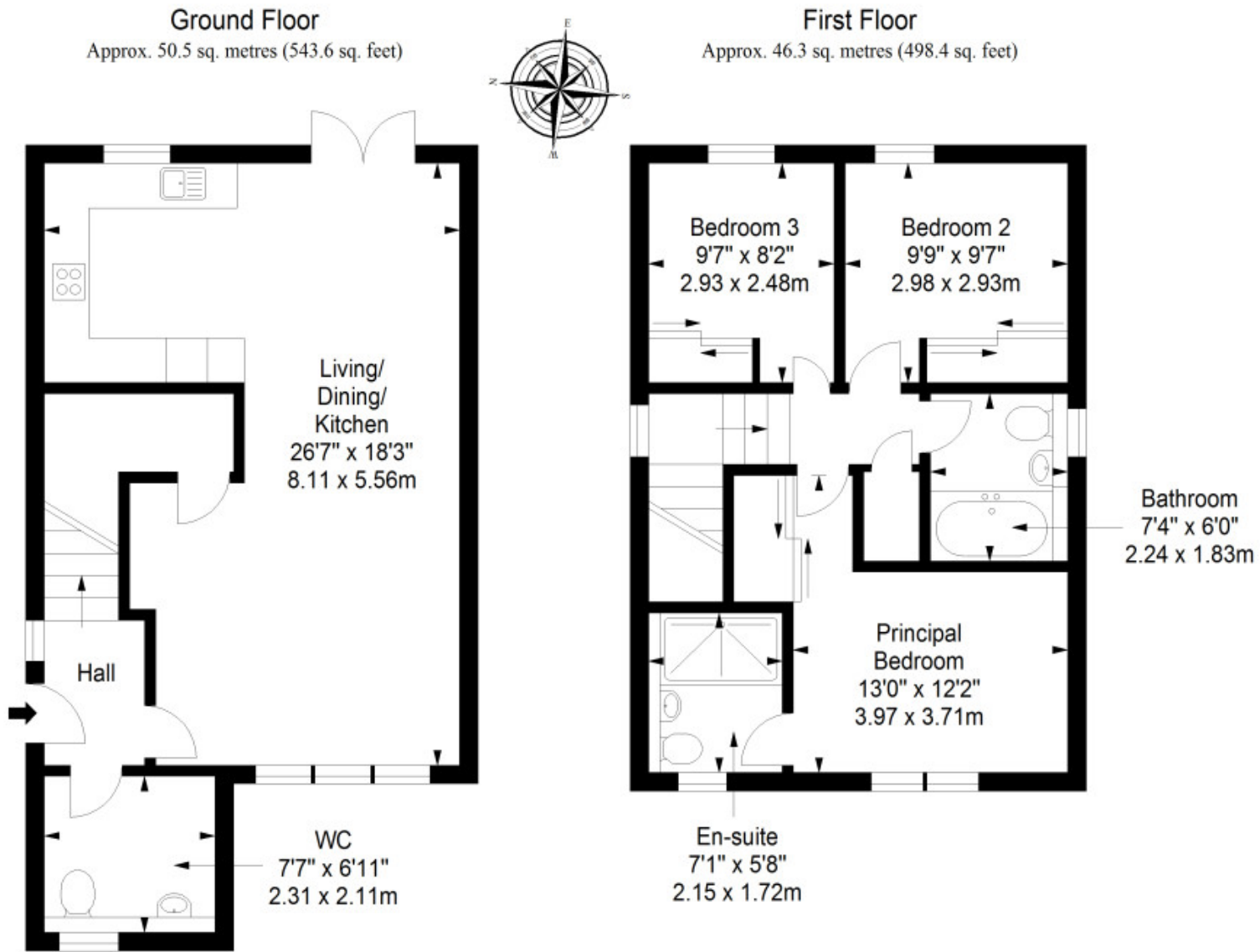
"The house benefits from enviable close proximity to excellent local amenities, as well as lying just over a mile from the city centre."







# Floorplan



Total area: approx. 96.8 sq. metres (1042.0 sq. feet)



# Thorntons

The right way to move

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheara@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeya@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburgea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montrosea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP  
Regulated by The Law Society of Scotland