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Offers Over £200,000








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8A, Panmure Terrace,  
Dundee, DD3 6HP



- Upper Apartment
- Popular Location
- Lounge
- Kitchen
- Shower Room
- 4 Bedrooms
- Garden

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This is an attractive and deceptively spacious period upper apartment affording the most comfortable and well-appointed accommodation throughout. The property forms part of a well-established and popular residential area pleasantly situated approximately half a mile north of Dundee City Centre. To the front it features some limited but fine elevated views over the roof tops towards the river.

The subjects comprise on the ground floor ; entrance hallway with useful under stair store. A turn stair leads to the first floor level with spacious upper hallway, impressive lounge, kitchen, shower room and four bedrooms. The lounge is a particular feature with bay window to front and benefits from original fine ornate cornice work.





## Accommodation (measurements are approx)

|             |               |                            |
|-------------|---------------|----------------------------|
| Lounge      | 4.45m x 6.10m | (14'7" x 20'0")            |
| Kitchen     | 2.10m x 3.23m | (6'11" x 10'7")            |
| Shower Room | 2.22m x 2.74m | (7'3" x 9'0")              |
| Bedroom 1   | 3.61m x 3.90m | (11'10" x 12'10")          |
| Bedroom 2   | 2.42m x 3.90m | (7'11" x 12'10")           |
| Bedroom 3   | 4.10m x 4.48m | (13'5" x 14'8") at largest |
| Bedroom 4   | 3.88m x 4.04m | (12'9" x 13'3")            |

The kitchen is equipped with basic wall and floor storage units and the shower room has a two-piece suite with large walk in shower cabinet with instant shower, chrome heated towel rail and extensive tiling. There are four bedrooms (two to the front and two to the rear) all of which are large and double in size. Gas fired central heating is installed and the property extends to around 109 square meters or thereby.

Externally there is a patio and terrace lying East most with a further elevated garden ground to the rear comprising drying green with well stocked flower borders bounded by stone dyke wall. Various outbuildings.

There is a sizeable traditional outhouse lying to the rear which has separate access. This could be used as a home office. Power and light is installed and it extends to around 3.25 x 3.64.

Two brass lanterns in hall can be purchased separately.



## Aberdeen

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Square, Aberdeen  
AB11 6XU

Tel: 01224 452750

## Dundee

30 & 34 Reform Street  
Dundee  
DD1 1RJ

Tel: 01382 342222

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