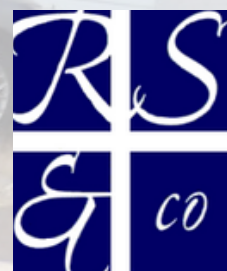




ROSS STRACHAN & CO
Solicitors & Estate Agents



Dundee, DD1 5NN

2C LARCH STREET

4 BEDROOM MID TERRACE TOWNHOUSE

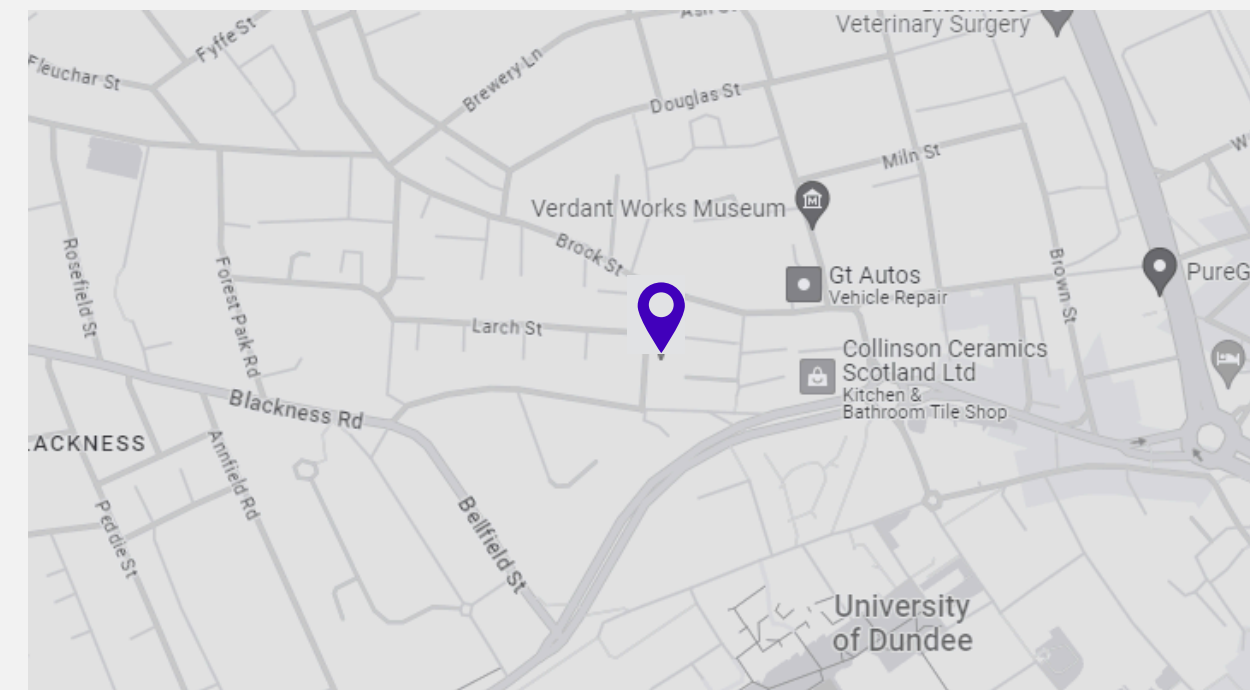
2C LARCH STREET
4 BEDROOM MID TERRACE TOWNHOUSE

OFFERS OVER **£225,000**

- Lounge
- Kitchen/Dining
- 4 Double Bedrooms
- Shower Room
- Bathroom
- Master En-Suite

EPC: C

CTB: E





THE PROPERTY

With ample accommodation over 3 levels this wonderful property is located near to Dundee city centre and Dundee's universities. Townhouse living offers space for everyone within the home.

Ground Floor

The ground floor bedroom, shower room and utility space might make an ideal space for a teenager or older person. Access directly to the garden via the French doors in the bedroom might also make this an ideal summer snug.

Mid Floor

On the mid floor are the public spaces of lounge and kitchen/dining spaces. The kitchen is a modern fitted kitchen with ample base and high level units, integrated oven, hob and dishwasher, with space dedicated for a fridge freezer. The dining area has French doors, which open out onto the bridge that takes you to the upper section of rear garden space, with storage shed and a rear path leading to local bus services.

Upper Floor

The upper floor of the property is dedicated to sleeping, a master bedroom with spacious en-suite, 2 further double bedrooms and an attractive family bathroom. As might be expected of a modern family home the property is fully double glazed throughout & has a modern high efficiency gas central heating and hot water system.



ACCOMMODATION

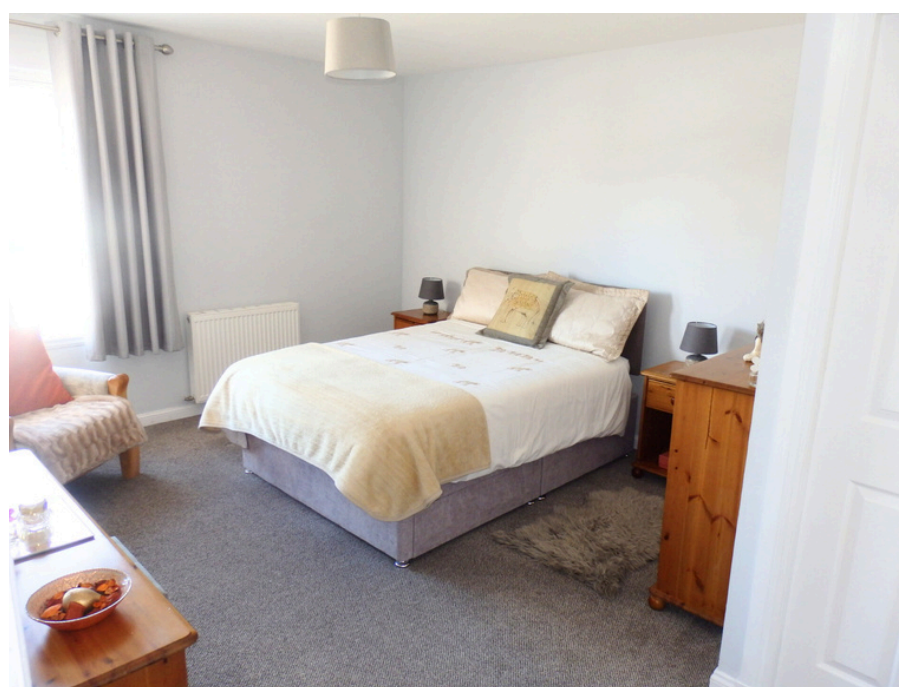
INTERNAL

- Vestibule
- Hallway - With Storage and Stairs to Upper Level
- Lower Bedroom – 10'6 x 9'9" - With Fitted Wardrobes, Storage and French Doors to Gardens
- Lower Shower Room – 8'4" x 3'1" - With Mains Pressure Shower
- Utility Room – 6'10" x 6'8" - With Door Leading to Gardens
- Lounge – 16'2" x 11'8"
- Kitchen/Dining – 18'8" x 15'00" - With Modern Fitted Kitchen, Integrated Hob, Oven and Dishwasher, French Doors to Bridged Upper Garden and Rear Path
- Master Bedroom – 15'4" x 11'8" - With En-Suite Shower Room
- En-Suite – 7'4" x 4'6"
- Bedroom – 11'7 » x 9'9 - With Fitted Wardrobe
- Bedroom – 9'00 » x 8'8
- Family Bathroom – 6'5 » x 6'00 » - With 3-Piece White Suite and Thermostatic Mixer Taps on Bath

EXTERNAL

There is an integral garage to the front of the property, with private parking available on the driveway.

To the rear of the property are two garden areas, the lower, ground floor garden can be accessed from the lower bedroom or utility room and could be described as a peaceful courtyard style garden. The garden on the mid level is accessed either from the dining area of the house or alternatively from the rear of the house via the path leading to Urquart Street.



FLOORPLAN

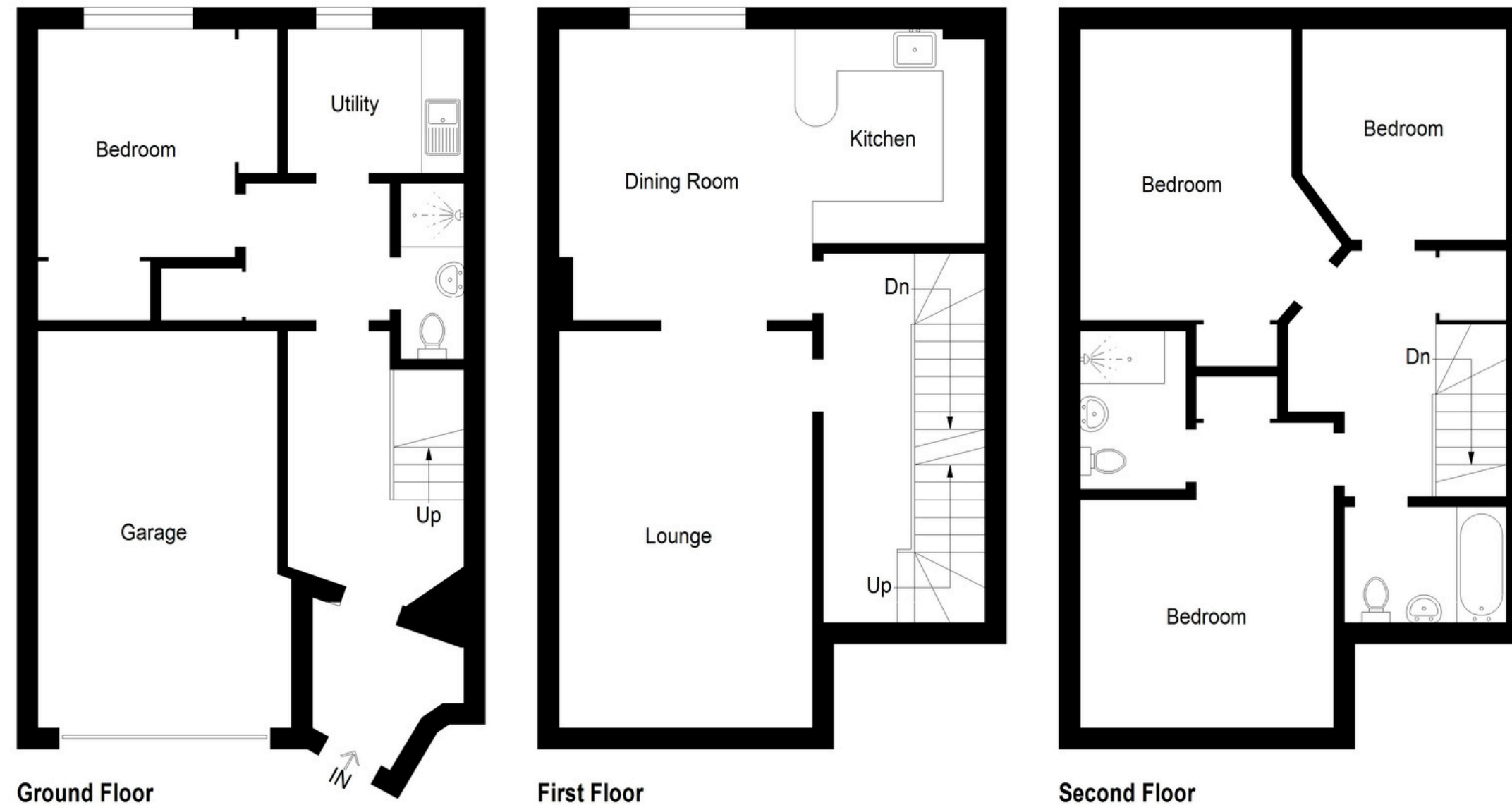


Illustration For Identification Purposes Only. Not To Scale (ID:1113428 / Ref:88925)

HOME REPORT

The Home Report is available through the TSPC website

VIEWING REQUESTS

Please contact the Property Owner to arrange a viewing:
T - 07902 698567
E - clarkson.fulton@btinternet.com

EXTRAS

The non integrated white goods within the home may be available by separate negotiation.



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