



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

12-14 Maule Street, Monifieth
Angus, DD5 4JN

t.01382 539313 f.0845 643 1609

e.info@legaleagles.tv w.legaleagles.tv



3 Bedroomed, End Terraced Villa
1 Dryburgh Place, Dundee, DD2 2SP

Offers over £70,000

www.legaleagles.tv

DD5 ESTATE AGENTS

3 Bedroomed, End Terraced Villa

1 Dryburgh Place, Dundee, DD2 2SP

This 3 bedroomed end terraced home sits back within an extremely popular residential area, in the Lochee area of Dundee. Although in need of internal upgrading and modernisation the property offers spacious accommodation flooded with natural light throughout. Accommodation in full comprises of: An entrance vestibule with storage, bright lounge overlooking the front of the home, large kitchen with integrated fridge/ freezer, oven and electric hob and external doors which leads out to the communal rear garden area. Completing the lower level is a spacious shower room. The upper level benefits from 3 generously sized bedrooms all with ample built in storage.

This highly sought after, family friendly area is close to all local amenities and has close access to schools, shops, transport links and city centre.

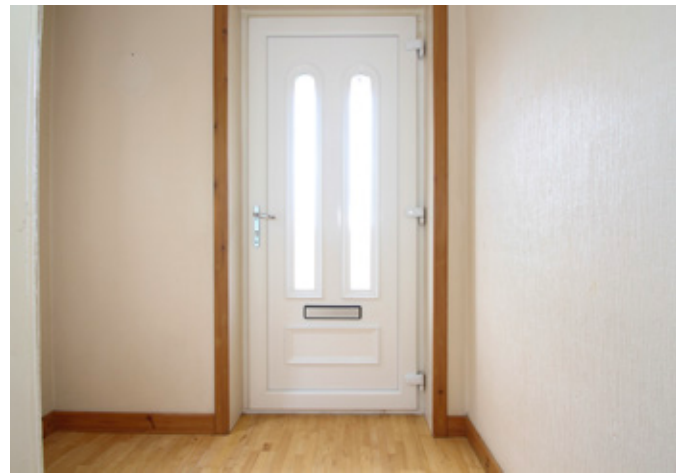
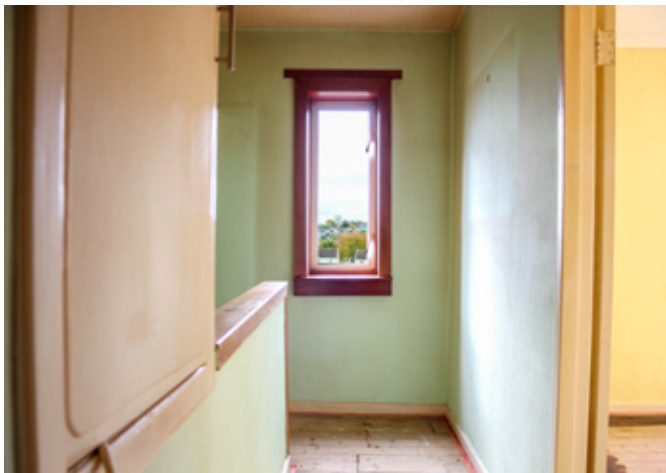
Measurements

Lounge	4.43m x 4.0m
Kitchen	4.43m x 2.98m
Shower Room	2.02m x 1.64m
Bedroom 1	3.41m x 2.75m
Bedroom 2	3.14m x 4.23
Bedroom 3	3.24m x 3.26m









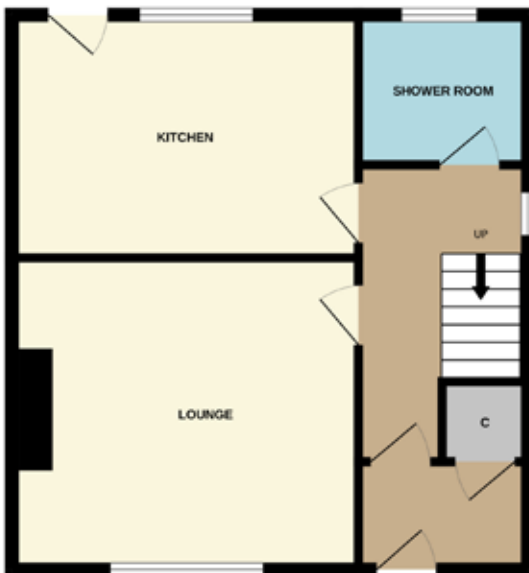
t: 01382 539 313



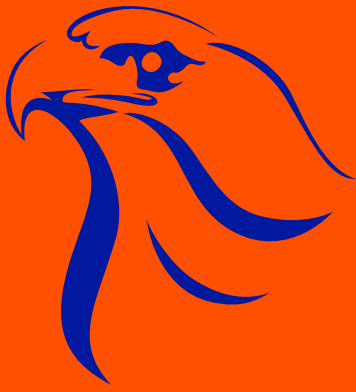


GROUND FLOOR

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.
Made with Metropix ©2024



Alan E Masterton

SOLICITORS & ESTATE AGENT

Council Tax Band:

Band A (Dundee City Council Nov 2024)

EPC Band:

E

Home Report:

Can be viewed from our website at www.legaleagles.tv

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

12-14 Maule Street,
Monifieth, Angus
DD5 4JN

t. 01382 539 313

f. 0845 643 1609

e. viewingstobook@legaleagles.tv

w. legaleagles.tv

www.tspc.co.uk

Tel: **01382 539 313** Email: viewingstobook@gmail.com
www.legaleagles.tv www.tspc.co.uk

Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

www.legaleagles.tv

“WHEN RESULTS MATTER”

ESTATE AGENTS • POWER OF ATTORNEY • WILLS • EXECUTRIES

Estate Agents and Innovators in Property Exchange for the Private Individual and Business Portfolio Builder.
House Purchase & Sales Legals, Remortgages, Wills & Executries, Rental Property Global Management Services.

Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
Registered office: 12-14 Maule Street, Monifieth, Angus DD5 4JN

Selling, Buying and Leasing Property in...



MONIFIETH

BROUGHTY FERRY

FORFAR

PERTH

ARBROATH