



20 Maryfield Terrace, Dundee, DD4 7AE

OFFERS OVER £185,000

Contact Solicitors for an
appointment to view or
telephone seller direct outwith
office hours

07421350665

Chamber Practice 



- **Private Stairwell**
- **Hallway**
- **Lounge with Bay Window**
- **Dining Kitchen**
- **Family Bathroom**
- **3 Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Period Features**
- **Integrated Appliances**
- **White Goods**
- **Private Garden**
- **Absolute Move in Condition**
- **Lovely Family Home**

Fantastic opportunity to purchase this beautifully presented, deceptively spacious main door first floor traditional apartment located in a popular residential area of the City with many nearby local amenities including schools, a variety of shops, supermarkets, takeaways, DISC Sports Complex, Baxter Park and public transport links. Dundee City Centre is within easy reach and the A90 arterial route is a short drive away.

The subjects are in immaculate decorative order throughout and benefit from generously proportioned rooms, double glazing, gas central, period features and modern kitchen and bathroom.

Accommodation comprises: private stairwell with under stair storage cupboard; hallway with access to attic and connecting doors to all rooms; bright and spacious lounge with south facing bay window, ornate cornice and ceiling rose and recessed display shelving; beautifully appointed dining kitchen fitted with a range of base and wall mounted units finished in white with complementary worktops and splashbacks, integrated electric hob and double oven, free standing fridge freezer, under counter dishwasher and washing machine, ample space for dining furniture; stylish fully tiled family bathroom with W.C., wash hand basin, bath and shower cubicle housing mains fed shower; two generous double bedrooms with ample space for free standing furniture and a single bedroom. Externally there is an enclosed area of private garden ground to the rear with decking, lawn and drying green.

This particular property will appeal to a variety of purchasers and early viewing is highly recommended to avoid disappointment.

Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.



Chamber Practice 

Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

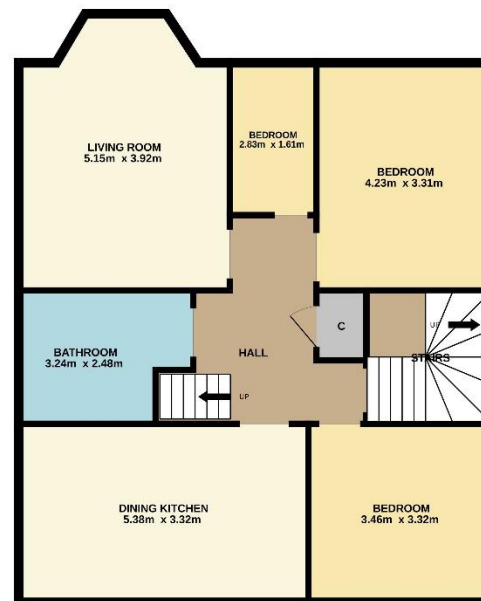
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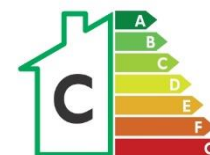




GROUND FLOOR
96.4 sq.m. approx.



TOTAL FLOOR AREA: 96.4 sq.m. approx.
While every attempt has been made to ensure the accuracy of the floorplan or ground plan, measurements of areas, walls, doors and windows are approximate and not intended to be used for any legal purpose or requirement. The plan is for illustrative purposes only and should not be used for any prospective purchase. The fixtures, fittings and appliances shown have not been tested and no guarantee is given regarding their condition or operation.
Scale: 1:50 (approx.)



Included in the sale are all carpets and floor coverings, window blinds where fitted, light fittings, integrated appliances and white goods.

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.