



**7-9 South Tay Street,
Dundee,
DD1 1NU**

**DX: DD125,
Dundee**

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**12 St. Dennis Terrace, Dundee, DD3 9PD
Offers Over £90,000**

Accommodation: - Hallway, Lounge, Kitchen, 2 Double Bedrooms, Shower Room, Front and Rear Gardens.

Situated in the popular residential area of St. Marys, to the north of the city, convenient for schools, local shops, supermarkets and retail parks and with easy access to the city centre by regular public transport, this mid-terraced villa, offers spacious family accommodation over two levels. For the golf enthusiast Downfield Golf Club is a short distance away and Clattowoods Country Park & Reservoir are within easy walking distance. The nearby A90 and A92 dual carriageways provide useful commuting links with other major towns and cities.

The property benefits from a large lounge and two good sized double bedrooms. It also enjoys gas central heating, front garden and fully enclosed rear garden.

Early viewing is highly recommended to appreciate the property on offer.

Hallway

Entering through glass panelled hardwood front door into hallway, light fitting, carpeted.

Lounge (20' x 8'5)

Bright, spacious lounge with two large windows overlooking front and rear gardens, fireplace with electric fire, venetian blinds, two light fittings, radiators, carpeted.

Kitchen (20 x 6'2)

Double galley kitchen with window and doors leading to both front and back gardens, fitted wall and base units with coordinating work top surfaces, stainless steel sink and drainer, washing machine, cooker, fridge freezer, overhead clothes dryer, storage cupboard and boiler cupboard, light fittings and vinyl flooring.

Carpeted stair leading to upper floor accommodation, light fittings, radiator.

Bedroom 1 (12'7 x 11'4)

Good sized double room with window overlooking front garden, walk-in storage cupboard, pendant light fitting, radiator, carpeted.

Bedroom 2 (14'1 x 9'5)

Another good-sized double room with window overlooking rear garden, pendant light fitting, radiator, carpeted.

Shower Room (5'9 x 5'2)

Partially wet-walled shower room with three-piece suite comprising wash hand basin, wc, shower enclosure with mains shower, window, light fitting, vinyl flooring.

Outside

To the front: - Front Garden set in stone chips with pathway to front door.

To the rear: - Good sized enclosed rear garden set in lawn and stone chips with poles for clothes drying.

EPC Rating – C

HOME REPORT AVAILABLE AT:-

<https://app.onesurvey.org/Pdf/HomeReport?q=yTiFpkvwHNdN2iVJ4CkwAQ%3d%3d>

Viewings

By Appointment. Please contact Solicitors on 01382 204625

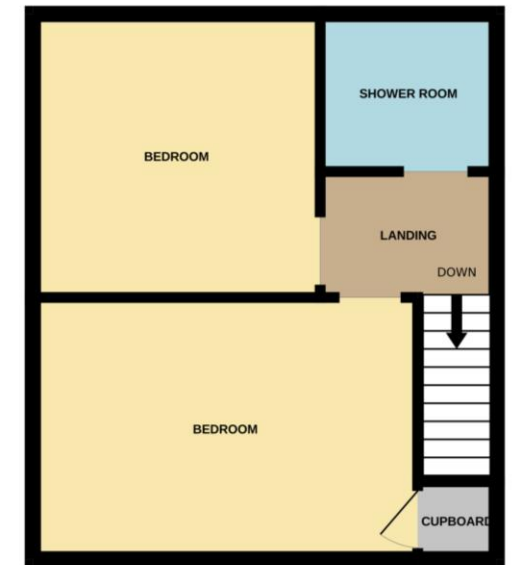
All measurements are approximate.

Whilst these particulars are believed to be correct and are given in good faith, they are not warranted, and any prospective purchasers must satisfy themselves as to the accuracy thereof. These particulars do not constitute part of an offer or contract of sale. All dimensions are approximate only. Prospective purchasers should note that their interest in the property must be communicated to and noted by the selling agents to ensure that they are informed of any closing date for offers. The sellers retain the right to sell or withdraw the property at any time.

GROUND FLOOR
33.0 sq.m. approx.



1ST FLOOR
33.0 sq.m. approx.



TOTAL FLOOR AREA : 66.0 sq.m. approx.

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.
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