



**MML Law**

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**01382 206000 DUNDEE CITY | ANGUS | FIFE**

37 St Leonard Place, Dundee, DD3 9HD

## Offers Over £100,000



Accommodation: Hall, Lounge, Kitchen, 3 Bedrooms, Bathroom, Double Glazing, Gas Central Heating, Gardens.



DUNDEE CITY | ANGUS | FIFE

# 37 St Leonard Place, Dundee, DD3 9HD

## Description

A great opportunity to purchase this spacious three bedroomed semi-detached villa situated approximately three and half miles north of Dundee City. The subjects are of Stuart Brick, Pier and Panel construction and in the need of full refurbishment. The availability of finance should be fully confirmed before offering for this property

Accommodation comprises, on the ground level, Hallway with stairs to upper floor accommodation, spacious lounge, good sized kitchen and bathroom. On the upper level are 3 double bedrooms.

The property benefits from full double glazing and gas central heating.

This property is sold as seen. No warranties are given to any appliances or heating system.

## Outside

The property is accessed via a public footpath to the front leading to an area of garden ground laid in grass lawn, bound by metal fencing and brick walling. The rear garden is laid in patio slabs and grass, bound by timber fencing and hedgerow

This is an ideal opportunity to acquire an excellent value for money property however, given the property is of non-standard construction, availability of finance should be confirmed.

## Area

Located in a popular residential location to the north of the city, close to schools, local shops, retail parks, supermarkets and amenities and within easy reach of the City Centre by regular public transport. The A90 dual carriageway provides useful commuting links to other major towns and cities if required.



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## Viewing

By appointment through the Solicitors. To view telephone 01382 206000.

## Home Report

By appointment through the Solicitors. To view telephone 01382 206000.

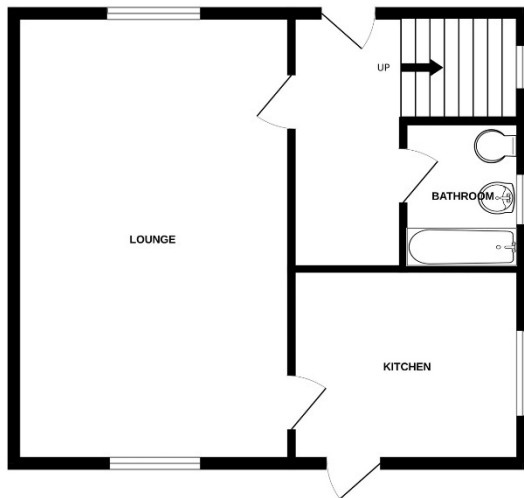
## Accommodation

Lounge	20'12" x 10'5"
Kitchen	12'9" x 8'3"
Bedroom 1	15' x 9'9"
Bedroom 2	13'10" x 8'4"
Bedroom 3	11'11" x 9'2"
Bathroom	6'7" x 5'7"

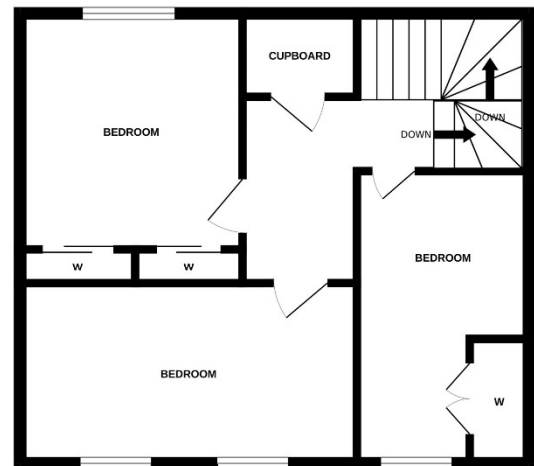


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GROUND FLOOR



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.  
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