







**Thorntons**   
The right way to move

35 St Leonard Place, Dundee  
DD3 9HD

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## Summary

Semi-detached villa, in a popular residential location which offers comfortable accommodation and comprises: spacious and bright lounge, kitchen/dining with a range of wall and base units, wet room and three well-proportioned double bedrooms. The comprehensive list of attributes includes a gas fired central heating system, double glazing and ample storage throughout. Externally the property provides private garden area to the front and rear which consists of grass, patio and shed. This property will appeal to a number of buyers and viewing is highly recommended.

## Features

- Semi – Detached Villa
- Popular Location
- Lounge/Dining
- Kitchen/Dining
- 3 Bedrooms
- Shower Room
- GCH; DG; EPC - D
- Private front & rear gardens
- On-street parking

## Room Measurements

Lounge: 10' 4" x 20' 9" (3.15m x 6.32m)  
Kitchen/Dining: 10' 0" x 11' 8" (3.05m x 3.56m)  
Bedroom 1: 9' 8" x 14' 9" (2.95m x 4.50m)  
Bedroom 2: 8' 4" x 13' 8" (2.54m x 4.17m)  
Bedroom 3: 9' 0" x 11' 8" (2.74m x 3.56m)  
Shower Room: 5' 8" x 6' 6" (1.73m x 1.98m)

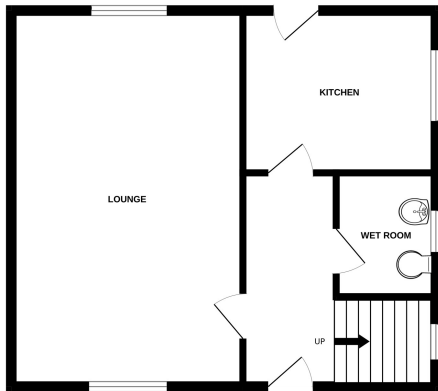




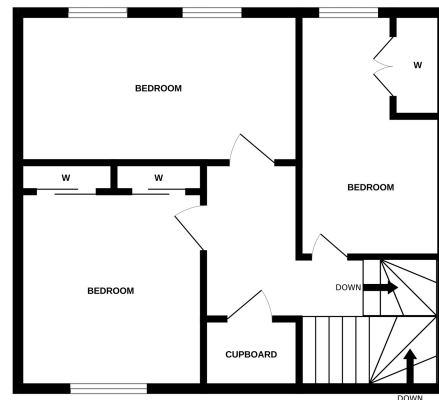


# Floorplan

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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