



## 3 Birnam Place

Dundee, Angus, DD2 2JQ

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## Summary

Welcome to a beautiful three-bedroom semi-detached house which has been upgraded and brought to market in move-in condition. It provides buyers with spacious accommodation which is attractively finished in crisp white throughout. The property further boasts two reception rooms, a quality kitchen and bathroom, and a mature fully-enclosed rear garden with a suntrap, south-facing aspect. Set on a peaceful no-through road, this home also enjoys a sought-after setting in Dundee, positioned close to Lochee and Balgay Parks – a fantastic location for families, professionals, and downsizers alike. Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, a freestanding fridge/freezer, and a washing machine to be included in the sale.

## Features

- A semi-detached house in walk-in condition
- Convenient location in the city of Dundee
- Blank canvas of decoration throughout
- Bright entrance hall with storage and a WC
- Spacious living room box bay window
- Dining room with serving hatch to kitchen
- Well-appointed breakfasting kitchen
- Two double bedrooms with built-in storage
- Versatile single bedroom/home office
- 3pc bathroom with an overhead shower
- Landscaped gardens to the front and rear
- Unrestricted on-street parking
- Gas central heating and double glazing



"A three-bedroom semi-detached house which is presented in walk-in condition, offering neutral interiors and quality finishings"







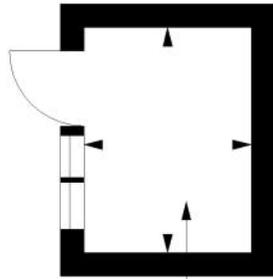


"Features landscaped gardens to the front and south-facing rear, including neat lawns dotted with mature plants"

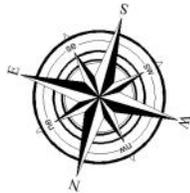


# Floorplan

**Shed**  
Approx. 4.3 sq. metres (46.3 sq. feet)



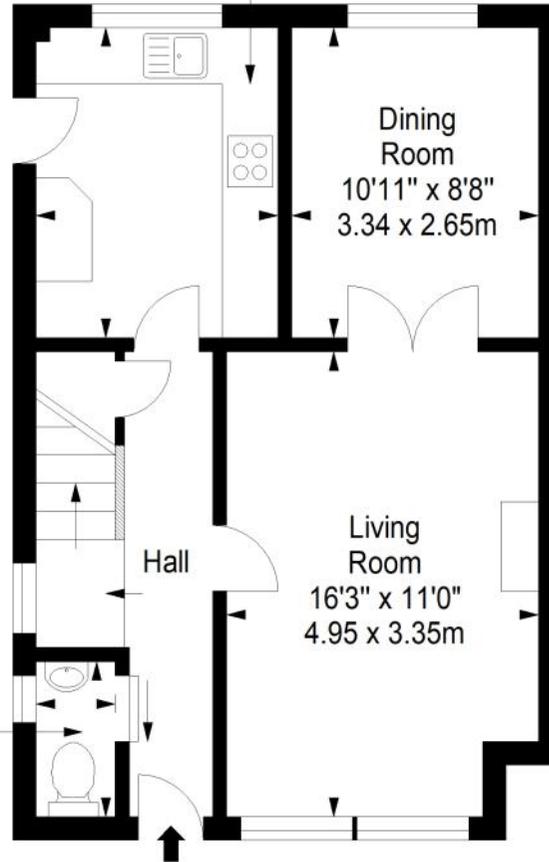
**Shed**  
7'10" x 5'11"  
2.40 x 1.80m



**WC**  
5'6" x 2'9"  
1.67 x 0.83m

**Ground Floor**  
Approx. 44.8 sq. metres (482.2 sq. feet)

**Breakfasting Kitchen**  
10'8" x 8'6"  
3.26 x 2.60m



**Dining Room**  
10'11" x 8'8"  
3.34 x 2.65m

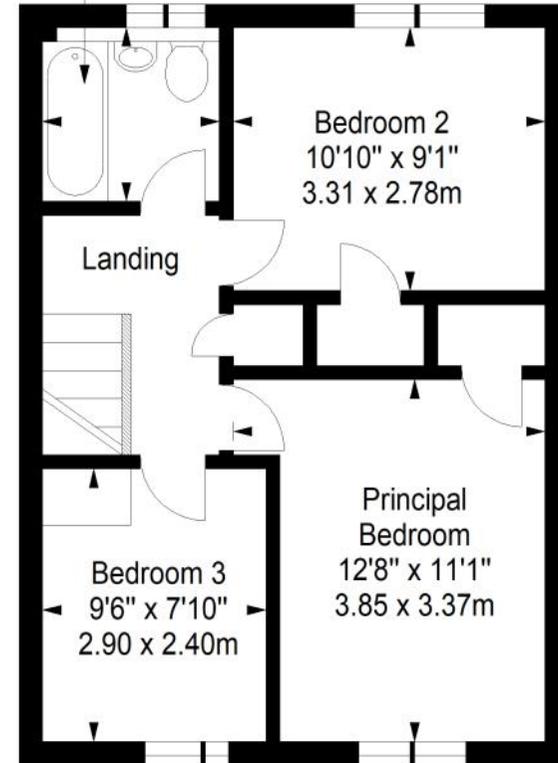
**Living Room**  
16'3" x 11'0"  
4.95 x 3.35m

**Hall**

Total area: approx. 90.1 sq. metres (969.8 sq. feet)

**First Floor**  
Approx. 41.0 sq. metres (441.3 sq. feet)

**Bathroom**  
6'6" x 6'1"  
1.98 x 1.86m



**Bedroom 2**  
10'10" x 9'1"  
3.31 x 2.78m

**Landing**

**Bedroom 3**  
9'6" x 7'10"  
2.90 x 2.40m

**Principal Bedroom**  
12'8" x 11'1"  
3.85 x 3.37m



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