



— Dundee, DD3 9PN —  
**196 LAIRD STREET**  
2 BEDROOM MID TERRACED VILLA





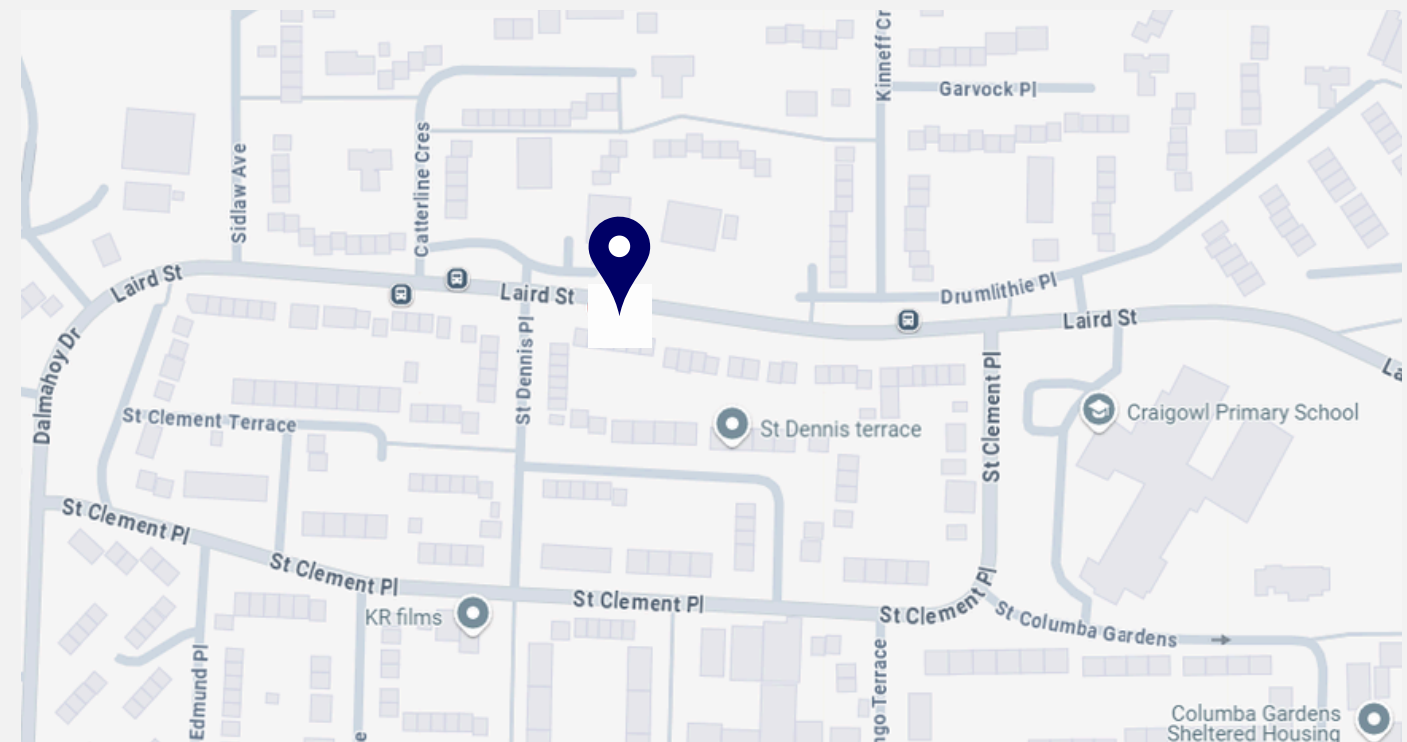
196 LAIRD STREET, DUNDEE  
2 BEDROOM MID TERRACED VILLA  
HOME REPORT VALUE - £90,000

FIXED PRICE - £90,000

- Lounge
- 2 Double Bedrooms
- Kitchen
- Utility Space
- Bathroom
- HE GCH
- DG
- Gardens

EPC: C

CTB: B







## THE PROPERTY

Located on the northern perimeter of St Marys we are pleased to offer for sale this mid terraced villa.

In need of modernisation this villa offers ample space with a large dual aspect lounge, 2 double bedrooms, kitchen, bathroom and utility space.

Perfect for first time buyers or investors the property is double glazed throughout, with modern UPVC external doors and a high efficiency gas central heating system with Vaillant boiler.

The home has been much loved under its current tenure, as can very much be seen in the back garden, but the time has come for a new owner to refresh the home and bring it right up to date.

The property has parking directly outside to the front and a secure garden to the rear, with a garden shed and greenhouse included in the sale.

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# ACCOMMODATION

## INTERNAL

- Traditional Hall with stairs to upper floor
- Lounge - 20'1" x 10'6" (at widest) - with unused fireplace
- Kitchen - 10'3" x 6'4" - with door to rear garden
- Utility - 9'6" x 4'9" - with door to front garden
- Bedroom 1 - 13'11" x 9'4" - with built in storage
- Bedroom 2 - 10'8" x 10'6" - rear facing double bathroom
- Bathroom - 6'6" x 5'9" - with 3 piece suite and shower over bath

## EXTERNAL

Gardens surround the home, with mature plants and shrubs and a green house

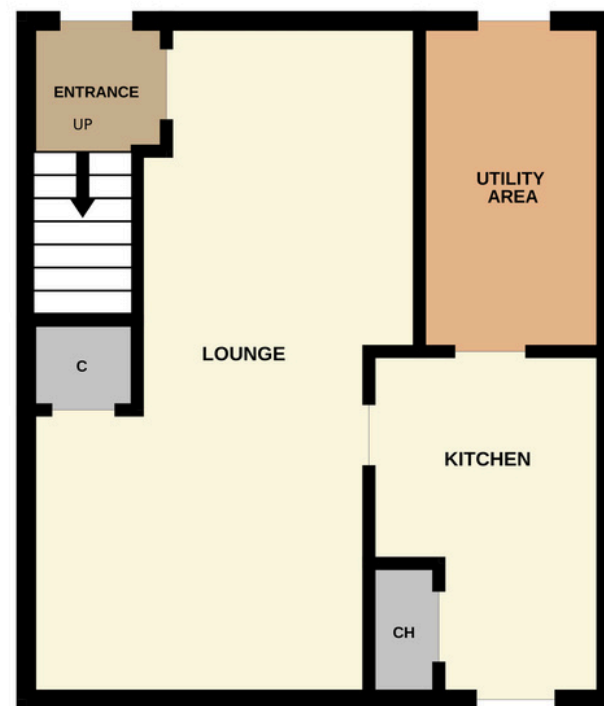
Off Street Parking via the gated driveway



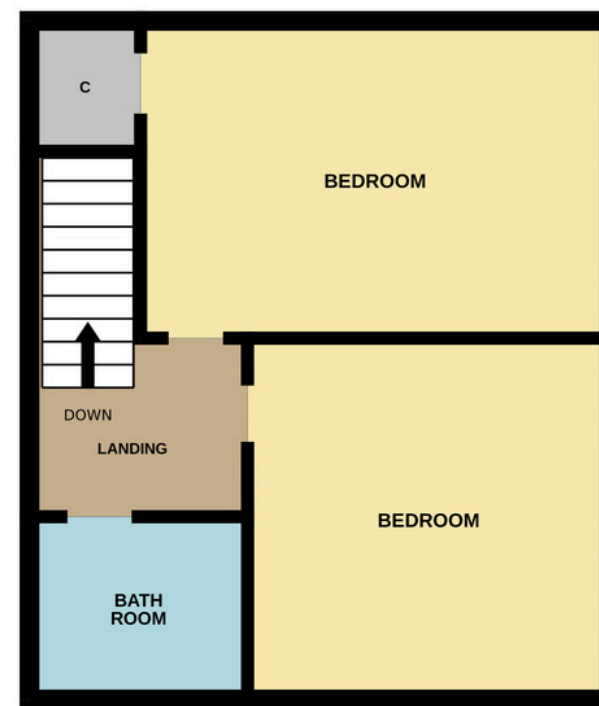


# FLOORPLAN

GROUND FLOOR  
32.5 sq.m. approx.



1ST FLOOR  
32.5 sq.m. approx.



TOTAL FLOOR AREA : 65.0 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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## HOME REPORT

The Home Report is available through the  
TSPC website

## VIEWING REQUESTS

Contact details below to arrange a  
viewing:

### Property Department

Tel : 01382 201010

Email : [propertyreception@ross-strachan.co.uk](mailto:propertyreception@ross-strachan.co.uk)

## EXTRAS

Certain extras may be available by separate negotiations





ROSS STRACHAN & CO  
Solicitors & Estate Agents



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