





12 DUNCAN TERRACE, DUNDEE
2 BEDROOM SEMI DETACHED VILLA
HOME REPORT VALUE - £110,000

OFFERS OVER - £110,000

- Lounge
- Dining
- Kitchen
- Landing
- 2 Bedroom
- Bathroom

EPC: C

CTB: B





THE PROPERTY

This spacious villa is located towards the end of a cul-de-sac in Kirkton area of Dundee.

Ideally located for schools and amenities Kirkton remains popular to families and investors.

Originally a three bedroom villa the home was altered slightly to provide two spacious double bedrooms on the first floor, with the downstairs bedroom being repurposed as a dining room.

Due to the nature of the conversion it would be relatively simple to change this back to a bedroom again by opening up the door from the hall.

Accommodation comprises a spacious lounge, kitchen and the aforementioned dining room on the ground floor, whilst on the upper floor is the family bathroom and two double bedrooms.

The property does require modernisation but there a high efficiency Worcester gas combination boiler fitted and double glazed windows throughout so any modernisation is more of a cosmetic refresh rather than any major structural works. The kitchen and bathroom again are dated but functional.

Gardens to both the front and rear of the home have been much loved, with a spacious back garden featuring a shed. The front gardens are laid mostly to gravel but with a gated driveway providing off street parking.

The asking price for the property reflects the works that are required in order to modernise the home. This is a solidly built spacious property with off street parking, tranquil gardens, modern gas boiler and double glazed windows.



ACCOMMODATION

INTERNAL

- Traditional Hall - with vestibule storage area
- Lounge - 15'9" x 11'8" (at widest points) - with feature box window
- Dining - 11'9" x 9'11" - overlooking rear garden
- Kitchen - 12'6" x 6'7" - with door to rear gardens
- Landing - with storage cupboard
- Bedroom - 13'1" x 11'6" - with storage cupboard
- Bedroom - 11'10" x 10'11" - with storage cupboard
- Bathroom - 8'3" x 5'5" - with 3 piece white suite and electric shower over bath

EXTERNAL

Front gardens have gated access with off street parking for multiple vehicles, to the side of the home. The gardens have some attractive mature shrubs laid to gravel.

The rear gardens have a lovely feel to them with a small paved area close to the property leading to a section of lawn with an attractive shed. The gardens have a tranquil and secluded feel to them and can be accessed via the home or via a gated entry at the rear of the driveway.



FLOORPLAN

GROUND FLOOR
50.1 sq.m. approx.



1ST FLOOR
46.4 sq.m. approx.



TOTAL FLOOR AREA : 96.5 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

EXTRAS

Certain extras may be available by separate negotiations



— Dundee, DD3 0JU —
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