

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



25 St Clement Place, Dundee, DD3 9PB

- **End Terraced Villa**
- **Hallway**
- **Modern Kitchen/Dining**
- **Modern Shower Room**
- **3 Double Bedrooms**
- **Gas Central Heating**
- **UPVC Double Glazing, EPC C**
- **Low Maintenance Gardens**
- **Driveway Parking**
- **Close to all Amenities**

Offers over £130,000

This well presented end terraced family villa is situated in a popular residential location within walking distance of Craigowll Primary School, Clatto Country Park, local shops and public transport.

The property has been well maintained and is in good decorative order. The subjects benefit from UPVC double glazing (installed 2026) with replacement doors, gas fired central heating, a large modern dining size kitchen, modern shower room with full wet wall panelling and three double bedrooms.

There are low maintenance gardens to both front and rear and driveway parking to side.

This is an excellent example of the house style and must be viewed to fully appreciate.

Entrance Hallway: Double glazed UPVC exterior door. Staircase to upper floor accommodation. Under stair storage cupboard.

Lounge: Approx. 4m x 3.97m. Spacious public room with double glazed window to front. Wall storage cupboard. Folding door into kitchen/dining.



Kitchen/Dining:

Approx. 6.25m x 2.75m. Fitted with modern floor, wall and drawer units with integral oven, microwave, gas hob and extractor hood. Plumbed for dishwasher and washing machine. Space for table and chairs. Cupboard housing central heating boiler. Two double glazed window to rear. Double glazed UPVC exterior door.



Shower Room:

Approx. 2.4m x 1.85m. Modern three piece suite comprising WC, wash hand basin in range of fitted units and walk-in shower enclosure. Full wet wall panelling in sparkle effect. Chrome ladder style towel rail. Double glazed frosted window to side.



Upper Floor Accommodation:

Upper Floor Landing:

Double glazed window to side.

Bedroom 1:

Approx. 5.35m x 2.9m. Spacious double bedroom with double glazed windows to front. Shelves storage cupboard.



Bedroom 2:

Approx. 2.86m x 3.2. Another excellent size double bedroom with double glazed window to rear. Range of quality bedroom furniture with wardrobes and bedside cabinet.



Bedroom 3:

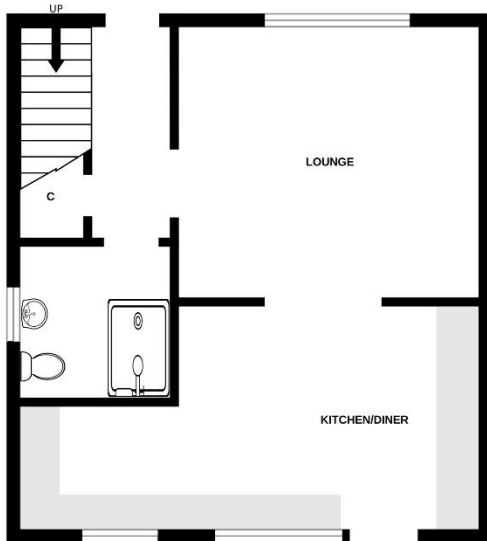
Approx. 2.8m x 3m. Double bedroom with double glazed window to rear.



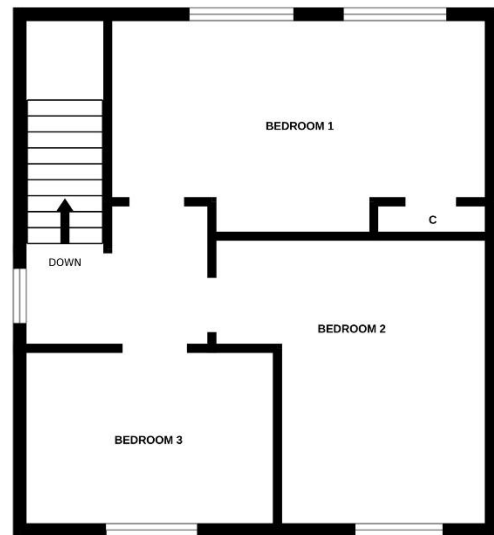
Outside:

Low maintenance garden to front. Low level dyke and gravel chips. Driveway parking to side with ample space for more than one vehicle. Enclosed garden to rear with gate access for bins again laid out for ease of maintenance in gravel chips, paving stones and patio.

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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