



96 FINDHORN PLACE, DUNDEE, DD4 9PF
OFFERS OVER £90,000



HOME REPORT VALUATION £90,000

EPC RATING

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This attractive three-bedroom ground floor mid-terraced home offers spacious and flexible accommodation, ideal for first-time buyers, families or downsizers alike. Situated in a popular residential area of Dundee, the property benefits from excellent local amenities, schooling and transport links, while also providing private enclosed outdoor space to the front and rear.

Entry is via a welcoming vestibule with a useful storage cupboard, the laminate flooring flows seamlessly through into the hallway, creating a cohesive feel throughout. The heart of the home is the open plan lounge and kitchen, designed with both comfort and practicality in mind. The lounge is positioned to the front of the property, centred around an attractive marble-effect mantel which provides a focal point to the room. A partial dividing wall separates the rooms with the kitchen benefitting from a large rear facing window. The kitchen is fitted with a range of black wall and base units, complemented by wet wall and tile finishes. The cooker is included in the sale, with space available for additional white goods. Off the kitchen, a rear vestibule offers further storage via a good-sized cupboard and provides direct access out to the garden.

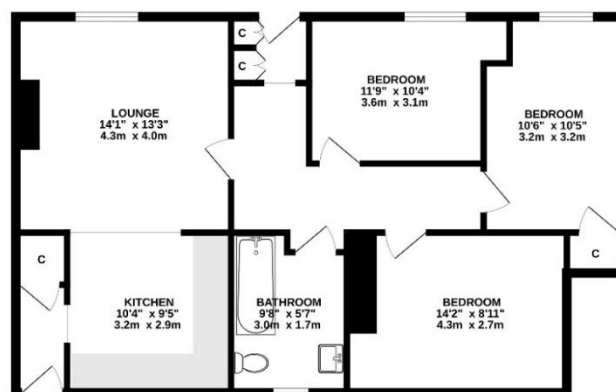
The property offers three well-proportioned bedrooms. The principal bedroom is positioned to the rear and benefits from laminate flooring along with a fitted wardrobe featuring mirror sliding doors. The two further bedrooms are both front facing, with the second bedroom also enjoying a generous storage cupboard, while both rooms are finished with carpet flooring.

The bathroom is fitted with a three-piece suite incorporating a shower over the bath, with wet wall and tiling providing a clean, modern finish. A fitted vanity unit with integrated sink adds both style and practicality, with laminate flooring completing the space.

Externally, the property continues to impress with fully enclosed gardens to both the front and rear. The rear garden has been thoughtfully laid out, with a patio area directly from the rear door leading to a gated section of lawn, ideal for families or pets. A further patio area is located to the rear of the garden, alongside a shed and polytunnel, offering excellent potential for outdoor entertaining or gardening. The front garden is also enclosed, adding to the overall sense of privacy and kerb appeal.

The property is of non-standard construction as the main walls are of 'Atholl' steel.

GROUND FLOOR



Where necessary, the floor levels have been indicated by the number of the floor. The floor levels are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the verbal information provided. The various rooms and fixtures shown have not been measured and no guarantee can be given as to their accuracy or dimensions.



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