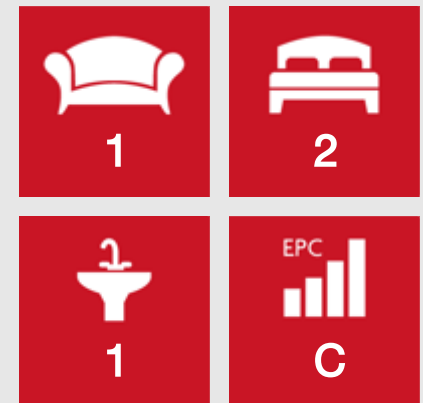




**Thorntons**  
The right way to move

33 Yarrow Terrace, Dundee  
DD2 4DW





## Summary

This well-presented end-terraced villa offers modern, flexible accommodation, making it an excellent choice for families, first-time buyers or those looking for additional home-working space. The heart of the home is the impressive open-plan lounge and kitchen, designed for contemporary living and enhanced by an abundance of cleverly concealed storage solutions that maximise space while maintaining a sleek, uncluttered finish. Upstairs, the property offers three bedrooms, with the second bedroom having been thoughtfully divided into two smaller rooms. Externally, the property enjoys a private front garden, while the rear benefits from a communal garden providing additional outdoor space. There is ample on-street parking available for residents and visitors.

## Features

- End Terraced Villa
- Open Plan Living/Kitchen
- Three Bedrooms
- Family Bathroom
- Private Front Garden and Communal Rear Garden
- Double Glazing and Gas Central Heating
- Ample on street parking close by
- Excellent First Time Buy
- ~Ideal for young family or investment

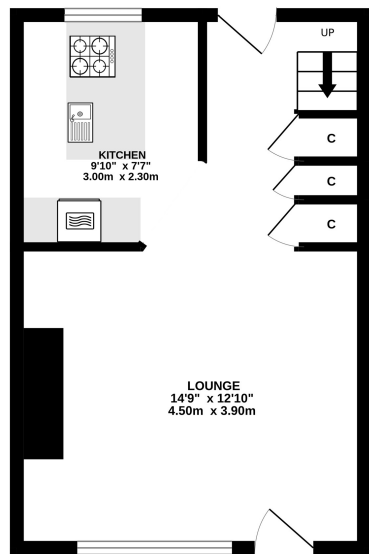
## Room Measurements

Lounge 14'9" x 12'10" (4.50m x 3.90m)  
Kitchen 9'10" x 7'7" (3.00m x 2.30m)  
Bedroom 11'6" x 9'10" (3.50m x 3.00m)  
Bedroom 9'2" x 8'2" (2.80m x 2.50m)  
Bedroom 9'2" x 7'3" (2.80m x 2.30m)  
Bathroom 8'2" x 5'7" (2.50m x 1.70m)

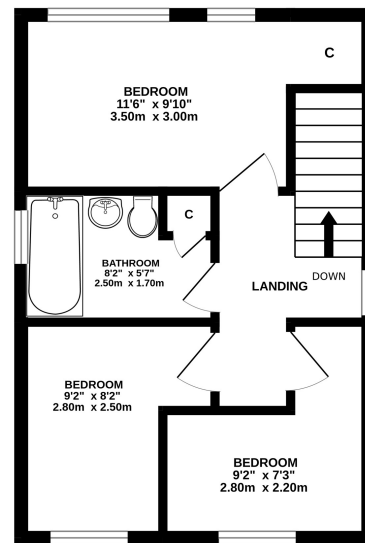


# Floorplan

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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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