



MML Law

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01382 206000 DUNDEE CITY | ANGUS | FIFE

27 St Leonard Place, Dundee, DD3 9HD

Offers Over
£100,000



***"Terraced Villa Located In
Popular Residential Area"***

Accommodation: Hall, Lounge, Kitchen, 3 Bedrooms, Bathroom, Double Glazing, Gas Central, Gardens.



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Description

A great opportunity to purchase this spacious three bedroomed terraced villa situated approximately three and half miles north of Dundee City. The subjects are of Stuart Brick, Pier and Panel construction and in need of full refurbishment. The availability of finance should be fully confirmed before offering for this property

Accommodation comprises, on the ground level, Hallway with stairs to upper floor accommodation, Spacious lounge/dining, good sized kitchen with understair storage and pantry. The rear garden is accessed from the kitchen.

On the upper level, the landing provides hatch to the attic. 3 good sized double bedrooms, one benefitting from fitted wardrobes. Bathroom with three piece suite.

The property benefits from full double glazing and gas central heating.

This property is sold as seen. No warranties are given to any appliances or heating system.

This is an ideal opportunity to acquire an excellent value for money property however, given the property is of Stuart Brick, Pier and Panel construction, availability of finance should be confirmed.

Outside

The garden ground to the front is laid in chips and shrubbery while to the rear of similar chips and paving slabs with a grass lawn, shrubbery and hedgerow.

Boundaries are made up of timber fencing, masonry walling and metal fencing.

Area

Located in a popular residential location to the north of the city, close to schools, local shops, retail parks, supermarkets and amenities and within easy reach of the City Centre by regular public transport. The A90 dual carriageway provides useful commuting links to other major towns and cities if required.



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Viewing

For an appointment to view telephone the Solicitors on 01382 206000.

Home Report

Contact Solicitors for a copy of the Home Report.

Accommodation

Lounge	21'3" x 15'9"
Kitchen	10'10" x 8'11"
Bedroom 1	14'5" x 11'10"
Bedroom 2	11'6" x 9'5"
Bedroom 3	10'1" x 11'10"
Bathroom	6'7" x 6'2"



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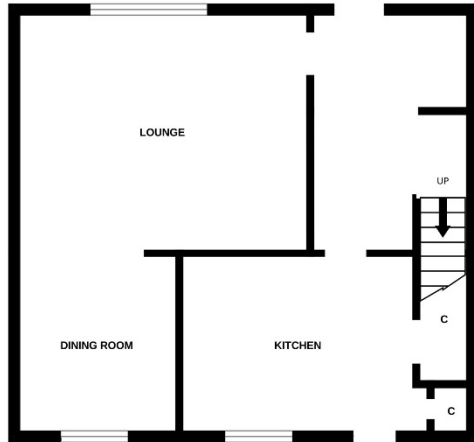


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GROUND FLOOR



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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