

9 Ambleside Avenue

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*DESIRABLE THREE-BEDROOM HOME
WITH AN ENCLOSED GARDEN*



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We are delighted to introduce this immaculately presented and spacious three-bedroom mid-terraced family home. On arrival, the front door opens onto the hall with a carpeted staircase giving access to the upper level and offering good under-stair storage. The lounge is impressive in its proportions and presentation with a large bay window to the front of the house. The room feels spacious and modern with ample room for free-standing furniture and a feature fireplace adds a focal point. The kitchen offers a range of modern, wall and base units with co-ordinating work-surfaces. A utility area has been cleverly fitted into what would have been a store to provide valuable extra workspace. A door here leads to the rear garden. On the ground floor is also bedroom three with built-in storage and a window to the front garden.

Upstairs are two double bedrooms. The family bathroom benefits from a three-piece white suite with a shower over the bath. A wet wall finish and a glazed screen finish the look.

Externally there is garden ground to the front and rear with gravel to the front and mainly grass to the enclosed back garden.







Bedroom 1





Bedroom 2

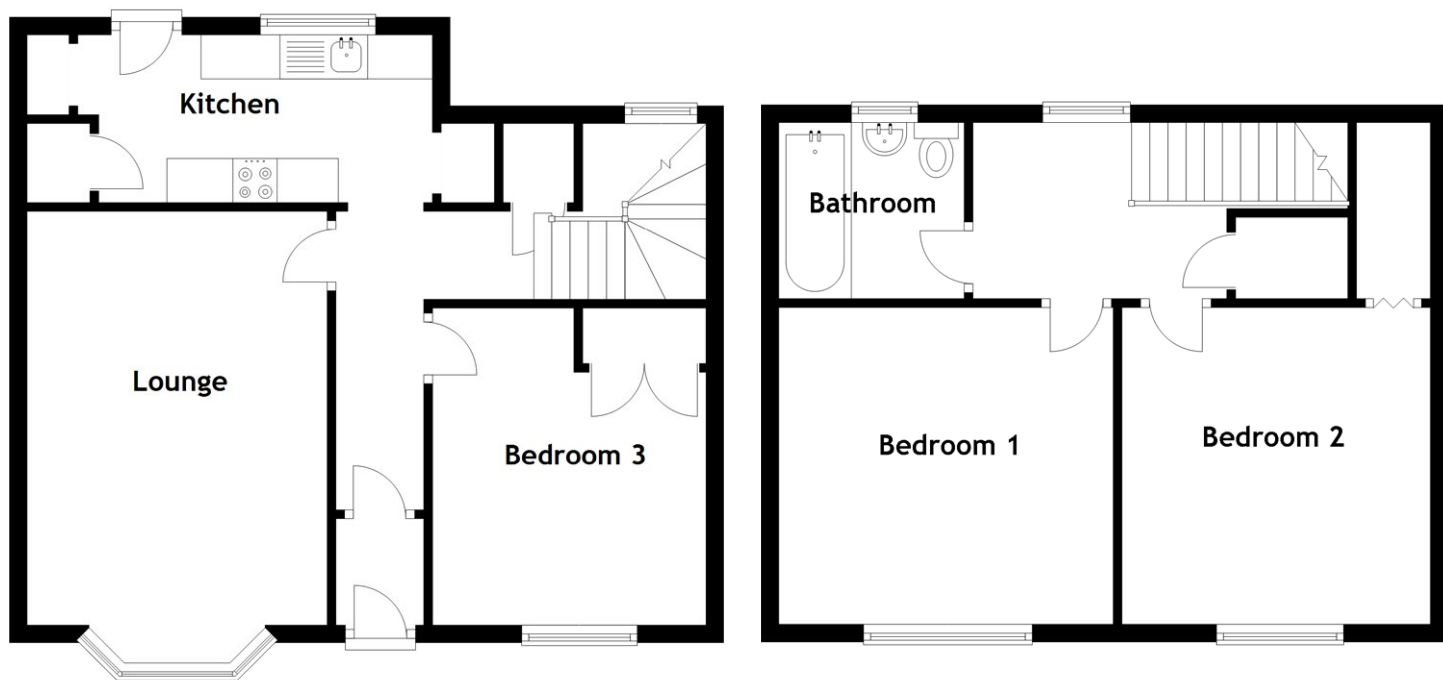




Bedroom 3







Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.40m (11'2")	Bathroom	2.10m (6'11") x 1.80m (5'11")
Kitchen	4.59m (15'1") x 1.90m (6'3")	Gross internal floor area (m ²): 95m ² EPC Rating: C	
Bedroom 1	3.80m (12'6") x 3.60m (11'10")		
Bedroom 2	3.60m (11'10") x 3.50m (11'6")		
Bedroom 3	3.60m (11'10") x 3.10m (10'2")		

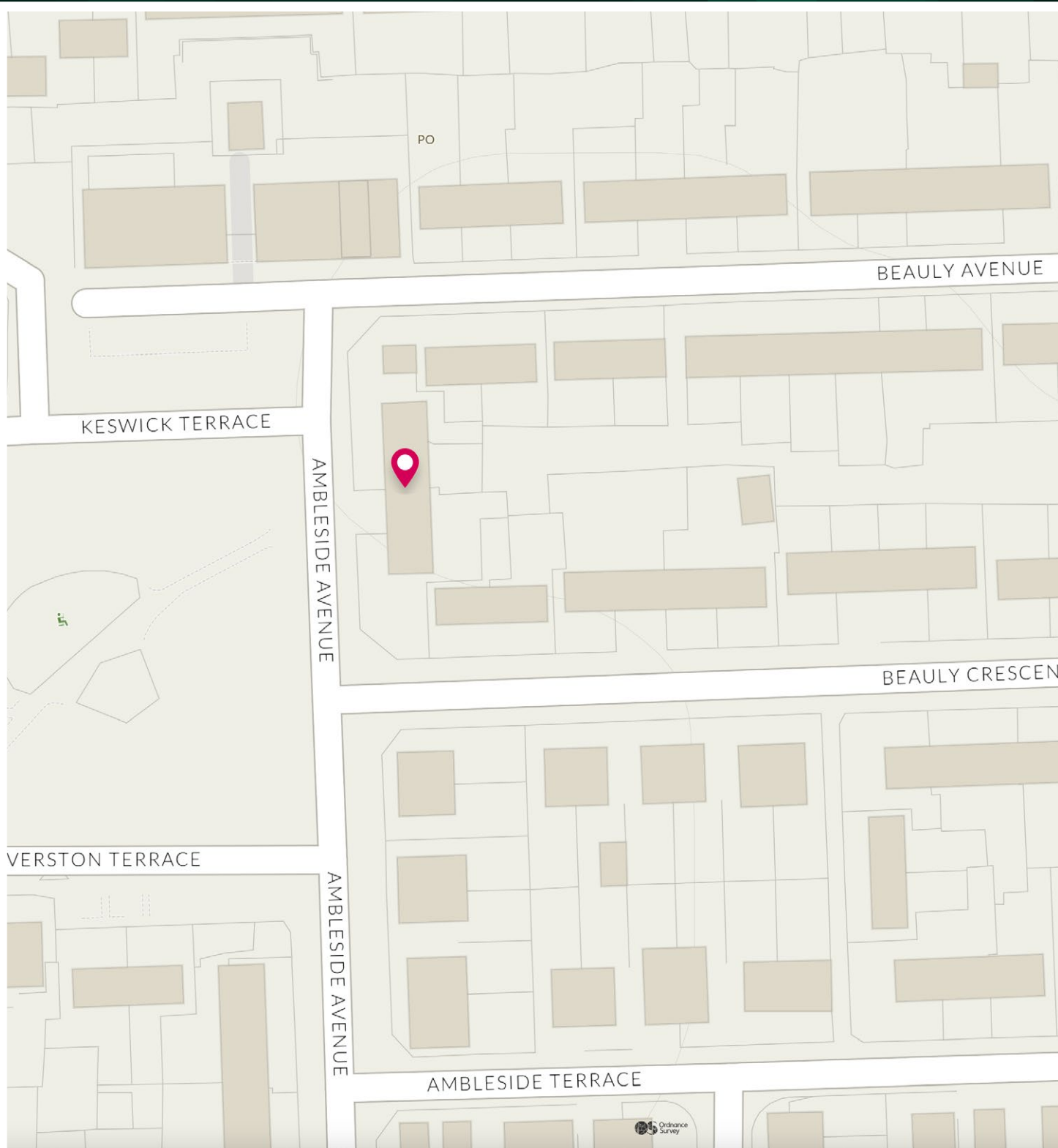
Floor Plan





Dundee is situated on the North bank of the Firth of Tay and bounded by the Sidlaw Hills, modern Dundee is known as the 'City of Discovery' – a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city. Dundee has two world-class universities, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all the family. Dundee has enjoyed significant regeneration over the last few years a £1 billion redevelopment of its waterfront including the V&A Museum of Design. Schooling is close by for both primary and secondary levels.

The Location



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