

# 61 St. Giles Terrace

DUNDEE, DD3 9JW



*THREE BEDROOM SEMI-DETACHED VILLA WITH  
GARDENS TO THE FRONT AND BACK*



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We are delighted to introduce this spacious three-bedroom semi-detached family home situated in a popular residential area whilst located conveniently for all local amenities and public transport routes. 61 Giles Terrace presents a fantastic opportunity for a growing family to build a future here with the potential to create a home of your taste and style.

Entering into the vestibule and on into the hallway, we gain access to the downstairs shower room, lounge and kitchen-diner. The lounge offers excellent proportions with a large window to the front of the house ensuring plenty of natural daylight. There is a focal fireplace. From the lounge, a door opens to the dining kitchen. Large enough for a dining table and chairs, the kitchen is well stocked with ample floor and wall-mounted units with contrasting worktops and wet-wall backsplash. There is a free-standing cooker and the kitchen is plumbed for a washing machine. A back door opens to the garden. Climbing the stairs to the upper floor we discover three bedrooms, all with built-in storage.

Externally there is a drive to the side of the house with a lawn to the front with shrubs and raised flowerbeds. The back garden is set over two levels, mostly laid to grass. This much-loved home would benefit from a program of upgrading and modernization and therefore provides the opportunity to make your own mark and create a home to your taste.

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**Bedroom 1**







**Bedroom 2**





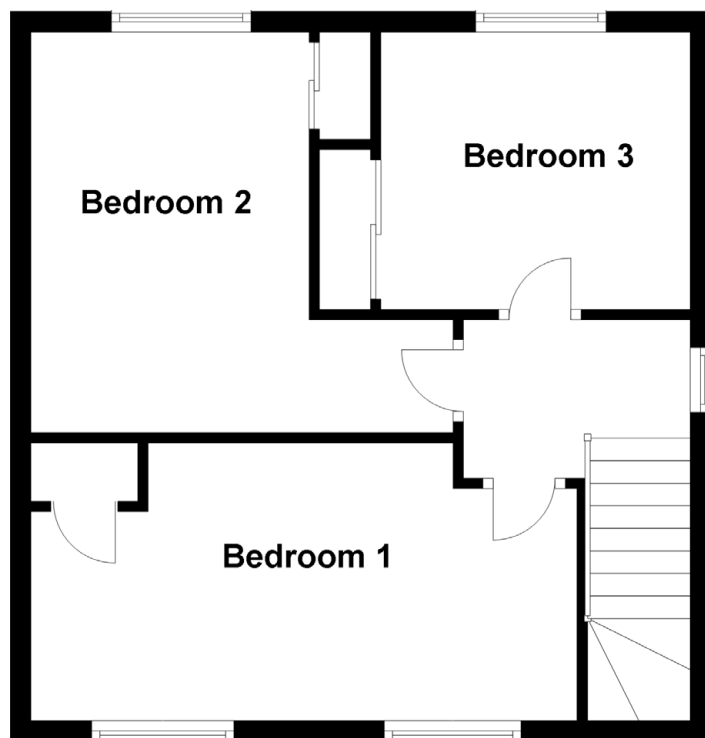
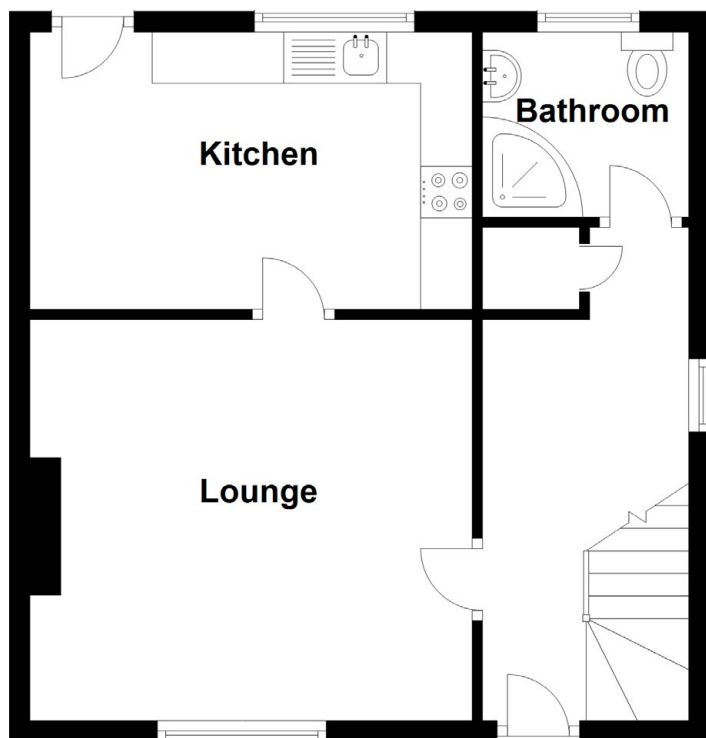


**Bedroom 3**









Approximate Dimensions  
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.90m (12'10")	Bathroom	2.00m (6'7") x 1.80m (5'11")
Kitchen	4.30m (14'1") x 2.70m (8'10")		
Bedroom 1	5.30m (17'5") x 2.90m (9'6")	Gross internal floor area (m <sup>2</sup> ): 87m <sup>2</sup>	
Bedroom 2	3.90m (12'9") x 2.70m (8'10")	EPC Rating: C	
Bedroom 3	3.00m (9'10") x 2.70m (8'10")		







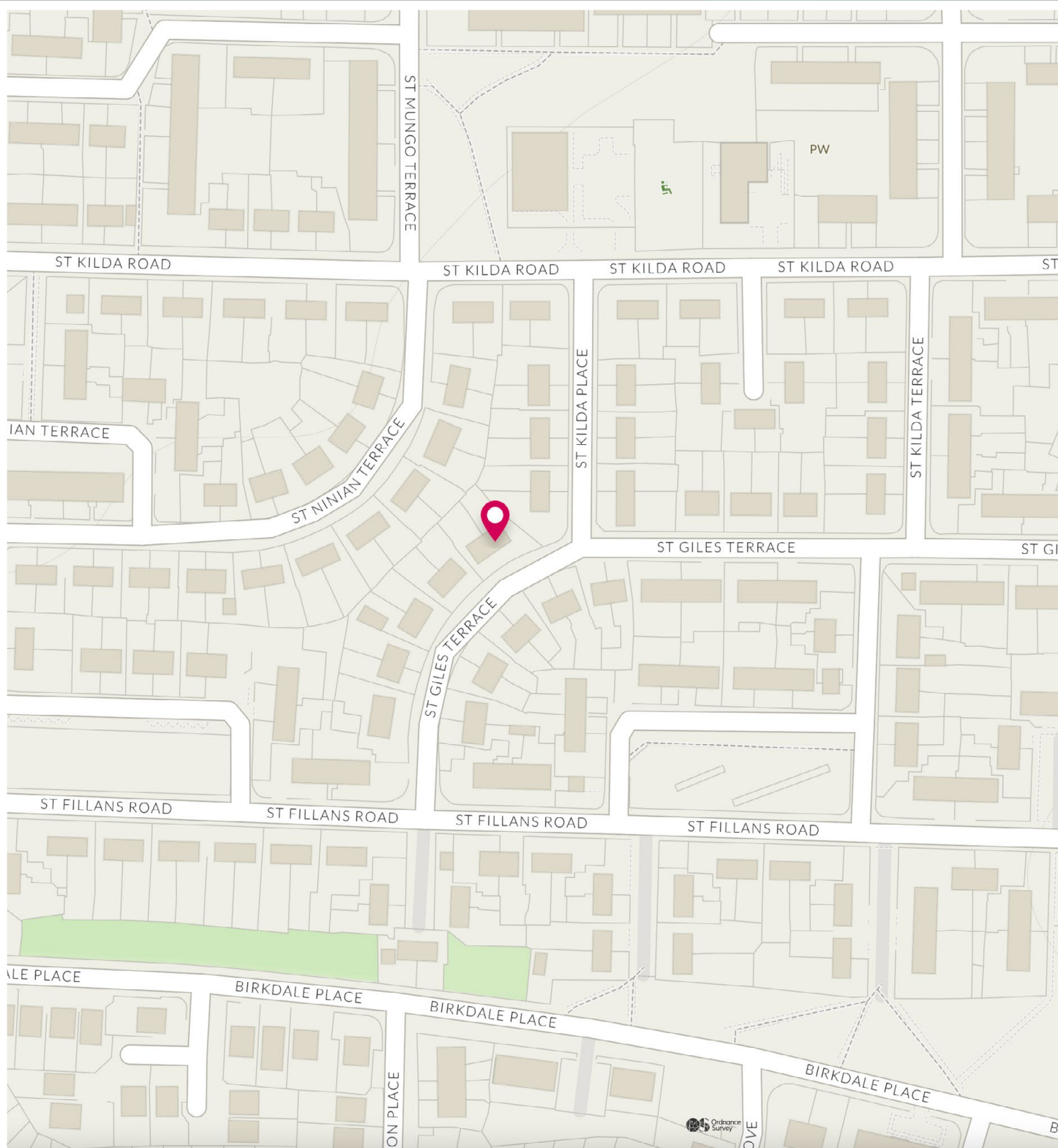


Located within the popular St Mary's housing estate, located to the north-west of the City of Dundee. Dundee is situated on the north bank of the Firth of Tay and is bounded by the Sidlaw Hills, modern Dundee is known as the 'City of Discovery' - a vibrant city with a rich history. Its recent, extensive 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. Most local amenities are nearby.

## The Location





# McEwan Fraser Legal

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