

Dundee

ANGUS, DD3 9NQ

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, a leading further education college, Ninewells Teaching Hospital, plus an excellent range of leisure facilities to cater for all the family.

12 St Edmund Terrace

DUNDEE, ANGUS, DD3 9NQ

We are delighted to offer onto the open market this extended and ideal family size home situated in this popular residential location.

Accommodation includes a lobby which has been added to the front of the property which then leads into the hallway with stairs to the first floor and access to the downstairs rooms. The living room has a front aspect and is located on the left-hand side as you walk in. The dining room is accessed from the lounge and leads into the kitchen so all open plan which works well. The kitchen has a range of units with appliance space and a good amount of preparation space. There is a door to the rear garden and access to a utility area with space and plumbing for a washing machine.

Completing the downstairs accommodation is a three-piece bathroom suite which has been modernised by the owners. Upstairs are three double bedrooms, some with fitted wardrobes and two of them enjoying rear aspects. The property has GFCH throughout and most of the windows are uPVC double glazed with the exception to the kitchen and lobby.

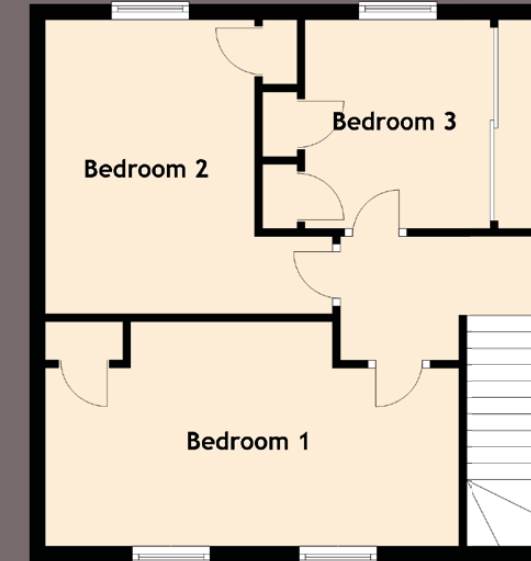
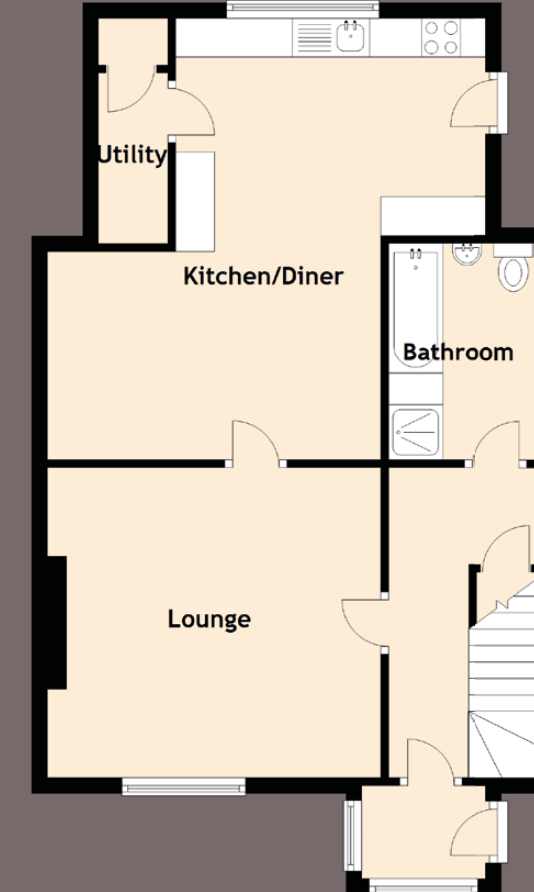
The driveway to the side is a generous size with off-street parking for numerous cars. To the rear is a generous sized garden with patio and raised seating area with a fenced-off area for seating.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

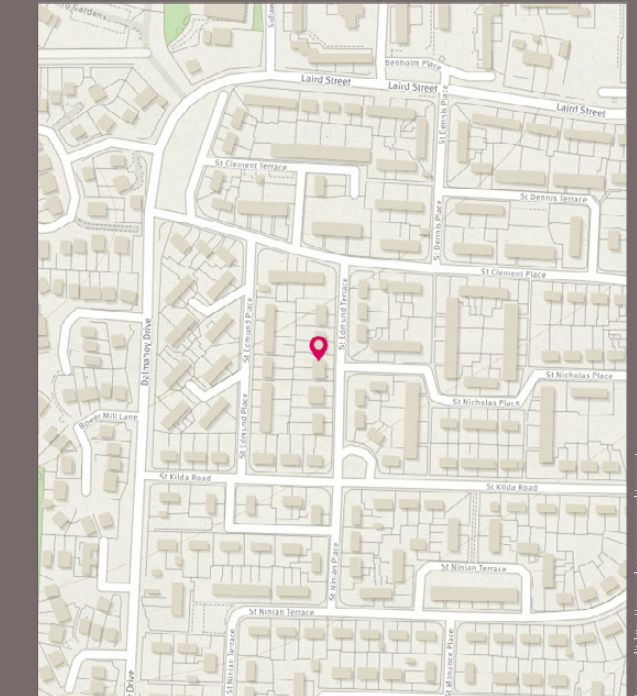


Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 4.00m (13'1")
Kitchen/Diner	5.70m (18'8") x 4.30m (14'1")
Utility	2.20m (7'3") x 0.90m (2'11")
Bedroom 1	5.40m (17'9") x 2.90m (9'6")
Bedroom 2	3.90m (12'9") x 3.70m (12'2")
Bedroom 3	2.70m (8'10") x 2.40m (7'10")
Bathroom	2.80m (9'2") x 1.90m (6'3")

Gross internal floor area (m²): 104m² | EPC Rating: D

Extras (Included in the sale): Floor coverings, light fittings and fitted appliances.



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Text and description
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