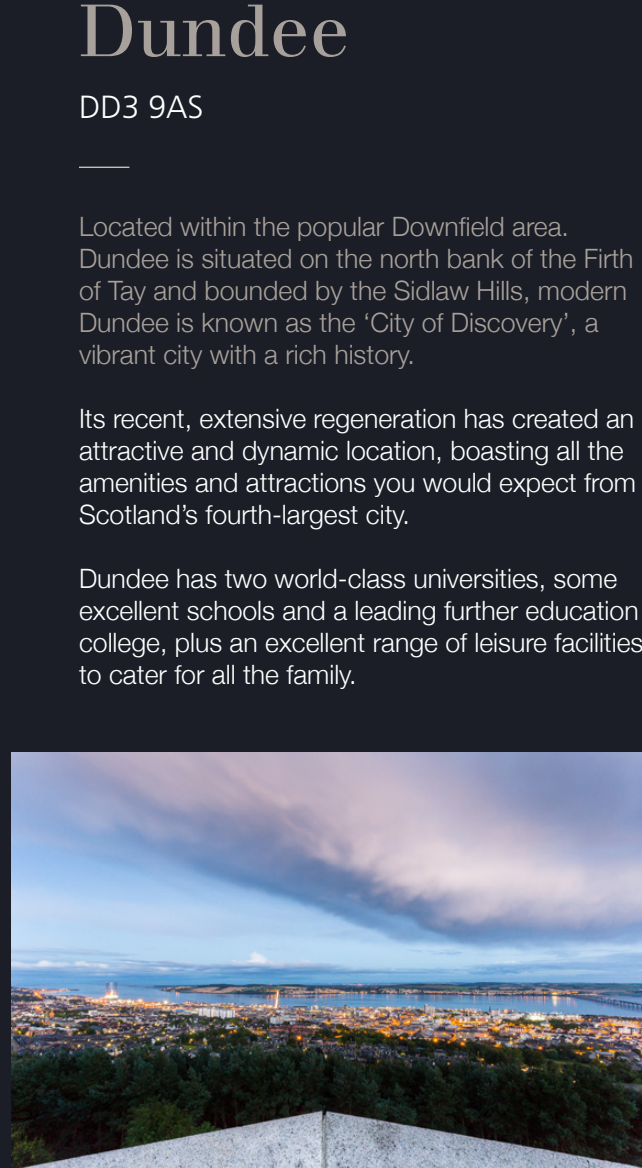
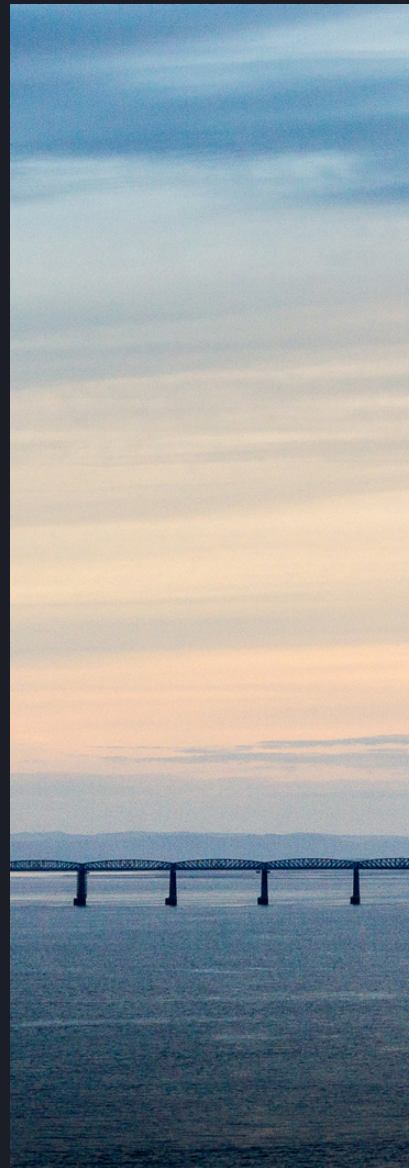





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01382 721 212

65 Lauderdale Avenue

DUNDEE, DD3 9AS



Dundee

DD3 9AS

Located within the popular Downfield area. 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.

65 Lauderdale Avenue

DUNDEE, DD3 9AS

This delightful semi-detached home has been nicely maintained and modified to create a comfortable family home. Offering excellent value for money, this well presented semi-detached villa offers spacious accommodation.

The drive leads to the garage and the front door and into the hallway. The living room is bright and airy grace of a large window to the front gardens. The kitchen provides ample units at both floor and wall level and includes adequate workspace. The bathroom offers a bath with a shower overhead. On the first floor are three double bedrooms.

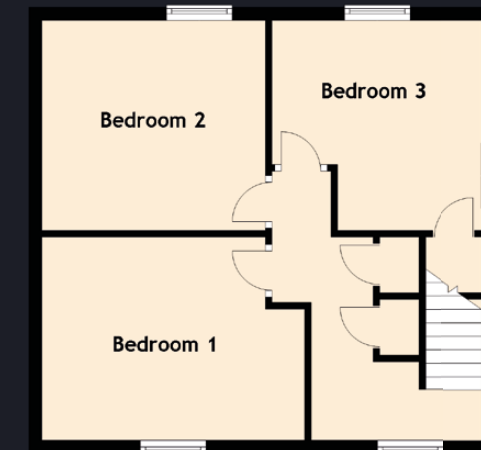
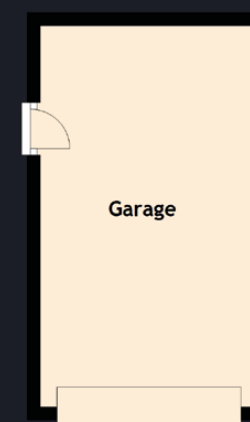
Externally there are gardens to front, side and rear with off-road parking to the front and a garage.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



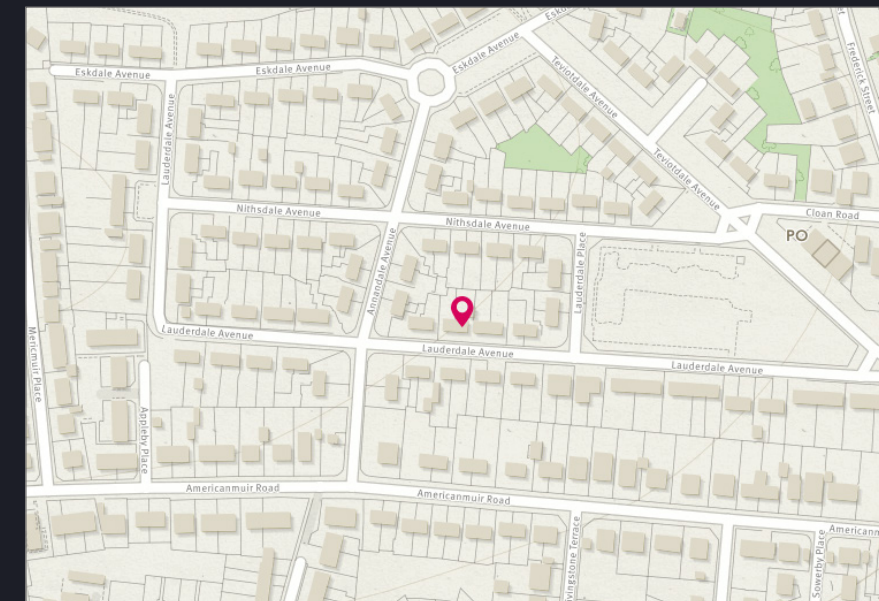
Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.70m (12'2")
Kitchen	4.50m (14'9") x 2.60m (8'6")
Bedroom 1	4.00m (13'1") x 3.10m (10'2")
Bedroom 2	3.40m (11'2") x 3.20m (10'6")
Bedroom 3	3.20m (10'6") x 3.20m (10'6")
Bathroom	2.10m (6'11") x 1.50m (4'11")
Garage	5.80m (19') x 3.30m (10'10")

Gross internal floor area (m²): 86m²

EPC Rating: D

Extras (Included in the sale): American style fridge freezer.



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Part
Exchange
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Text and description
JAYNE SMITH
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer