

47 Elgin Terrace

DUNDEE, DD3 8JS



Charming three-bedroom family home



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This charming three-bedroom terraced family home is located in a quiet courtyard, close to local amenities such as schools, parks, and shops. The property offers a peaceful setting with a secluded car park nearby for convenient on-street parking.

At the front of the house, a well-maintained lawned area with a pathway leads you to the front door. Upon entering, you step into a welcoming entrance hall with stairs to the first floor and a spacious walk-in cupboard for extra storage.

THE LOUNGE/DINER



The living and dining room runs the full length of the house, creating a bright and airy space. A front-facing double-glazed window allows plenty of natural light, while the current owner has added patio doors in the dining area with permission, making it easier to access the rear garden.

THE KITCHEN



From the dining area, the kitchen is conveniently accessible, featuring a range of eye and base-level cupboards, with space allocated for essential appliances such as a free-standing washing machine and integrated fridge, freezer and dishwasher.





Upstairs, the property offers three bedrooms. Two of the bedrooms are generously sized doubles, and the third is a comfortable single bedroom. Both bedroom 2 and bedroom 3 are equipped with built-in wardrobes/cupboards, complete with a hanging rail and shelves. The master bedroom features two double wardrobes, one of which provides additional hanging space. The modern three-piece bathroom suite completes the upper floor, offering both style and functionality.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



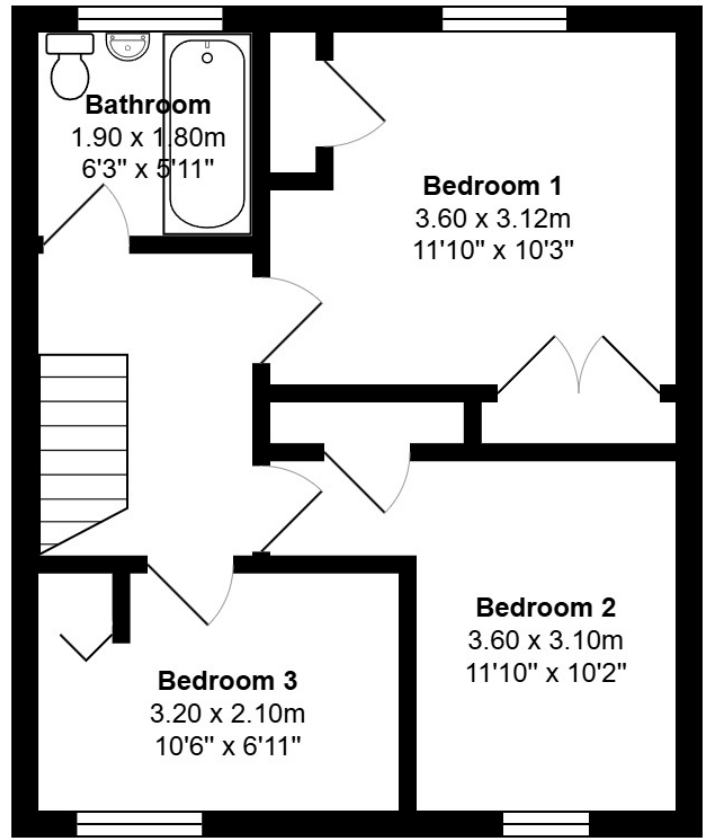
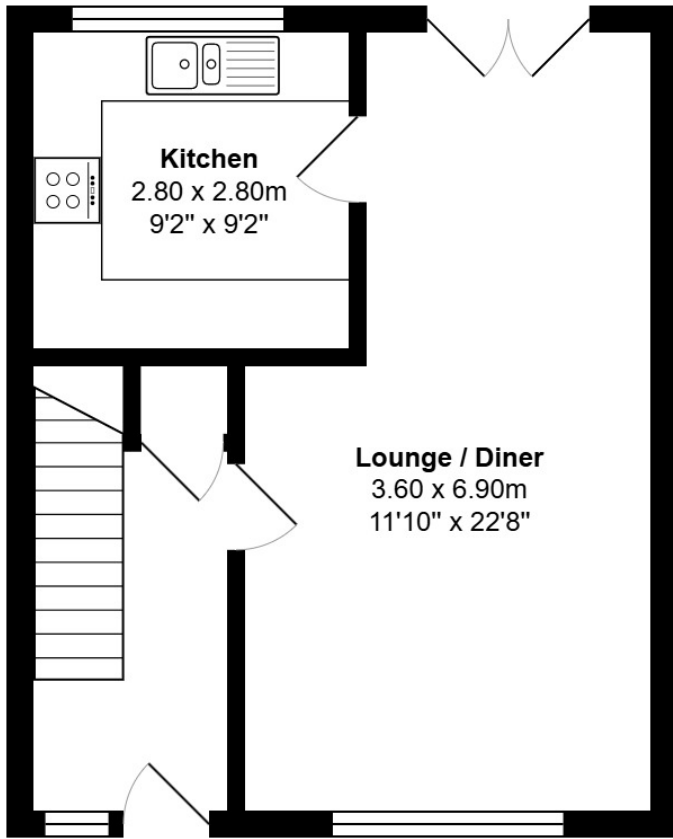
The home benefits from uPVC double glazing throughout and gas-fired central heating from a combi-boiler with a central thermostat and timer, ensuring warmth and energy efficiency. To the rear of the property, a private garden with a shed is enclosed by fencing, offering a peaceful outdoor space. A rear pathway provides access to the back of the house, and there is also an outside water tap for added convenience.

This well-maintained home offers a perfect family setting, and an internal inspection is highly recommended to fully appreciate its potential.

EXTERNALS

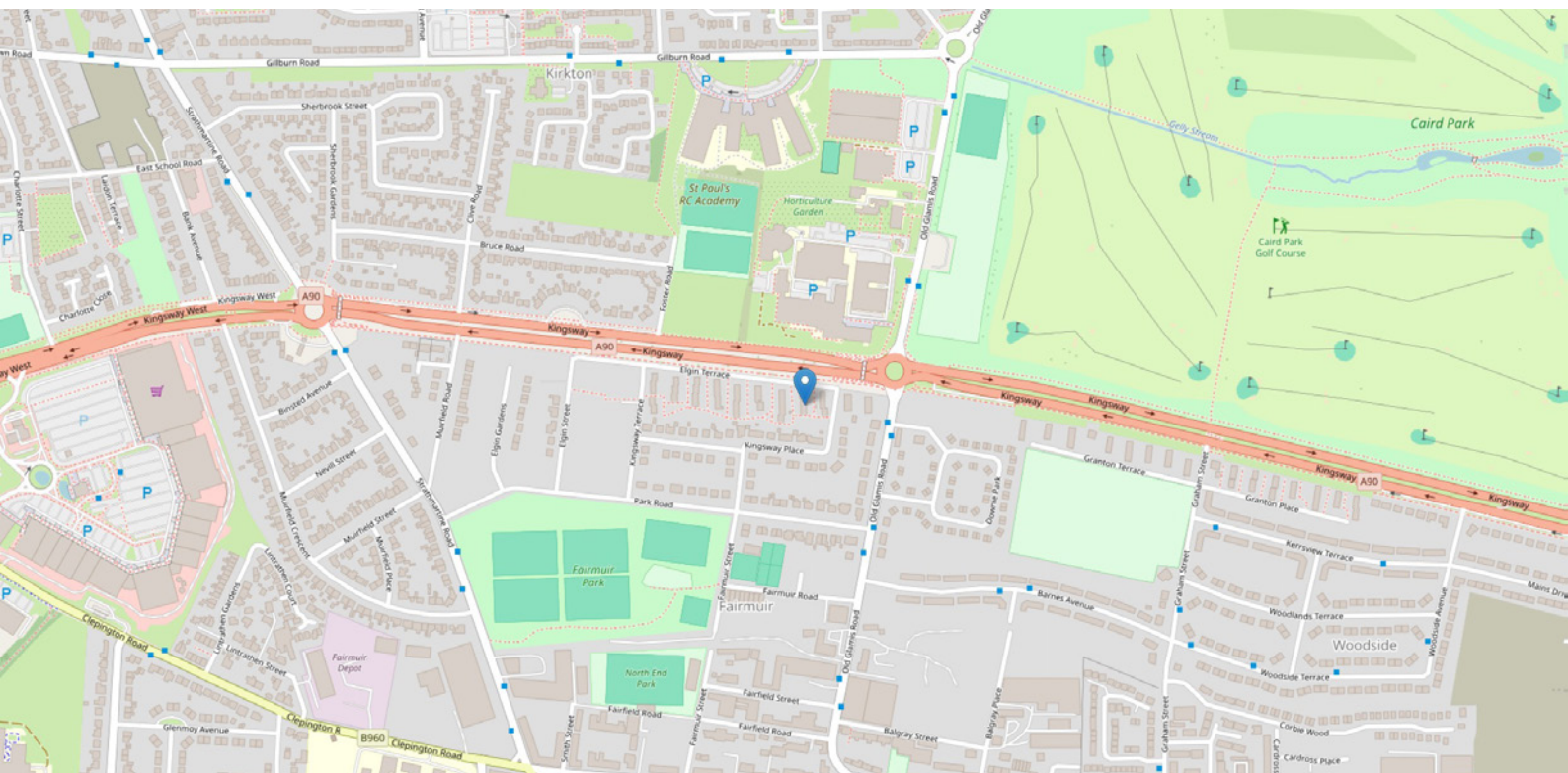


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 77m²
EPC Rating: C



THE LOCATION

Dundee is often overlooked when buyers consider purchasing a home in this Scottish city but in fact, it has been enjoying a lot of re-development and enhancement over the last few years and is in the middle of a £1 billion redevelopment of its waterfront. This includes the V&A 'Museum of Design Dundee'.





For buyers, there are plenty of reasons that make the city a great place to live, from its own port on the city's quayside to the lively nightlife which rivals that of Glasgow or Edinburgh with the added benefit of being within walking distance of home. There are also fantastic food and drink options, excellent transport links and beautiful beaches – not to mention all your day-to-day necessities. So, no matter what your circumstances – student, young professional or growing family, there is plenty for you to enjoy.

It's home to two world-class universities, the University of Dundee and the University of Abertay, bringing in a lively and diverse population. Whether you already know the area well, or you're looking to relocate, there are a variety of options for putting down roots in this densely populated city. Dundee certainly lives up to its tagline: "One City, Many Discoveries".



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