



65 LADYWELL AVENUE, DUNDEE, DD1 2LA
OFFERS OVER £145,000



Located within easy reach of Dundee City Centre, this property is a spacious five-bedroom mid-terrace townhouse set over three levels, offering flexible accommodation ideally suited to growing families, first-time buyers seeking extra space, or investors. Positioned close to the Wellgate Shopping Centre and a wide range of local amenities, shops, schools and transport links, the property enjoys a convenient central location while benefiting from a private south-facing outdoor area and attractive views towards the River Tay from the upper floor.

The accommodation opens to the entrance hallway finished with laminate flooring and incorporating two useful storage cupboards. At the rear of the property is a generous open plan lounge and kitchen creating an ideal space for both everyday living and entertaining. The lounge is finished with laminate flooring and features patio doors leading directly to the enclosed south-facing paved patio, allowing plenty of natural light to flow into the room. A further storage cupboard provides additional practicality, while a partial dividing wall subtly separates the lounge from the kitchen. The kitchen itself is well-proportioned and fitted with a range of wall and base units, an integrated oven and gas hob, tiled splashback and space for a variety of white goods. A south-facing window enhances the bright and airy feel of the space. Completing the ground floor is a family bathroom fitted with a bath, wash hand basin and WC, together with tiled walls and flooring and a heated towel rail.

On the first floor are two spacious double bedrooms, both enjoying south-facing aspects. Also located on this level is a shower room comprising a shower cubicle, WC, wash hand basin set within a vanity unit, heated towel rail and tiled walls and flooring.

The second floor provides a further three double bedrooms, offering excellent flexibility for larger families, home working or guest accommodation. Two of the bedrooms benefit from south-facing windows and pleasant views towards the River Tay. A useful storage cupboard and attic hatch complete the upper level.

Externally, the property enjoys an enclosed south-facing paved patio, providing a low-maintenance outdoor space ideal for relaxing or entertaining. Offering generous accommodation across three floors, excellent storage throughout and a highly convenient location close to Dundee City Centre and the Wellgate, this substantial townhouse presents an excellent opportunity for a wide range of purchasers.

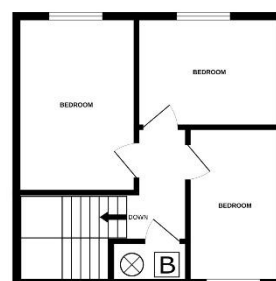
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



MID TERRACED TOWN HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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