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**3 SUTHERLAND PLACE, DUNDEE, DD2 2HL**  
**OFFERS OVER £225,000**

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**Lawson, Coull & Duncan** | 01382 227555

Solicitors, Notaries & Estate Agents

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**HOME REPORT VALUATION**     **£225,000**

**EPC RATING**

**C**



This four bedroom semi-detached villa is in a fantastic condition perfect for those looking to move in immediately. The property is situated in a popular residential area of similar style properties and its convenient location offers easy access to all amenities including primary and secondary schooling, Lochee Park, the Stack Retail Park and Ninewells Hospital. There are also commuting links to the City Centre and the Kingsway offers links to Perth and surrounding towns.

The property opens to the ground floor hallway which is laid with laminate flooring and includes two storage cupboards. The lounge is to the front of the property benefiting from a large south facing window providing ample natural light into the room. The central feature to this room is the electric fire with marble effect surround and mantel. The kitchen is excellently sized and is fitted with cream wall and base units with integrated hob, oven, grill and microwave. The plum coloured glass splashback is an attractive addition to this room adding a pop of colour. There is suitable space for dining to the rear of the kitchen with glass sliding doors opening to the garden. Also on the ground floor is a double bedroom with rear facing window and shower cubicle. The WC is fitted with laminate flooring, wash hand basin and w.c..

The carpeted staircase leads to the first floor landing with access to the three further bedrooms, bathroom and roof space. The two bedrooms at the rear of the property enjoy elevated views of Dundee Law and Hare Law, and are both fitted with wardrobes and carpet flooring. The fourth bedroom is located to the front of the property with a south facing window. The family bathroom is fitted with a three piece white suite with tiled walls and wet wall surrounding the bath. A vanity unit offers storage space and houses the wash hand basin and w.c. The room is finished with a heated towel rail and Velux window allowing plentiful natural light into the room.

To the front of the property is a large Monoblock driveway and attractive flower beds. The rear garden is laid with lawn and benefits from mature shrubs offering privacy. Steps lead up to the patio with access then to the dining area.

This is an excellent opportunity for first time buyers and families. Early viewing is highly recommended.

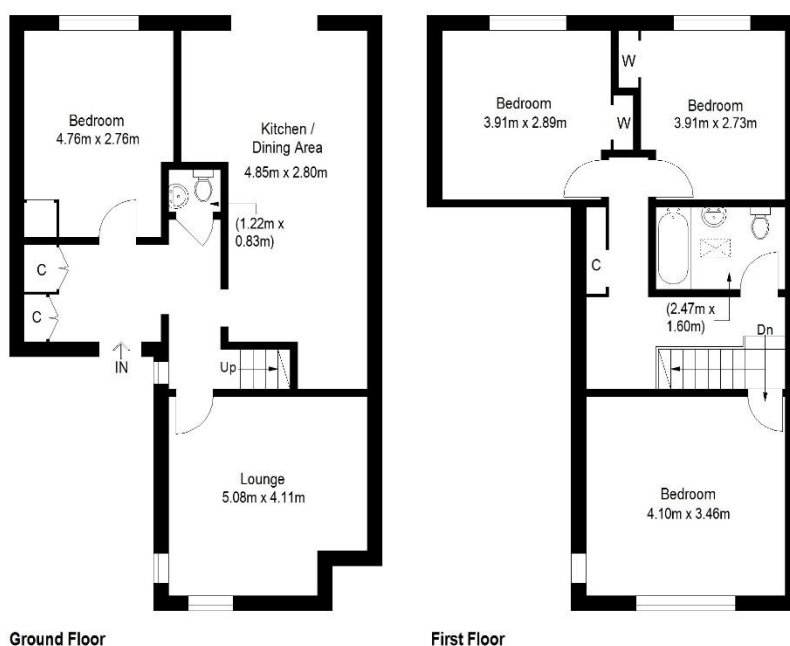


Illustration For Identification Purposes Only. Not To Scale (ID:1226470 / Ref:91048)



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