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**35 ST. GILES TERRACE, DUNDEE, DD3 9JH**  
**OFFERS OVER £135,000**

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**LCD**

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**HOME REPORT VALUATION**     **£135,000**

**EPC RATING**     **D**



Enjoying a tucked-away position set slightly back from the main road within a cul-de-sac setting, this attractive end-terraced villa offers spacious family accommodation in a popular residential area of Dundee. St Giles Terrace is conveniently placed for a wide range of local amenities, schooling, commuter routes and public transport links, while Dundee City Centre is easily accessible. The property will appeal to a variety of purchasers including first-time buyers, young families and those seeking a well-proportioned home with generous outdoor space.

The accommodation opens into a welcoming and spacious entrance hallway featuring carpet flooring and a staircase leading to the first-floor accommodation. Positioned to the front of the property, the bright and generously sized lounge benefits from a large south-facing window which allows an abundance of natural light to flood the room, while laminate flooring provides a practical and stylish finish.

Accessed from the lounge, the kitchen is fitted with a range of wall and base units and features tiled flooring. Offering both functionality and space, there is ample room for a dining table together with designated space for white goods. Integrated cooking facilities include a hob and oven, while a window and external door provide direct access to the rear garden.

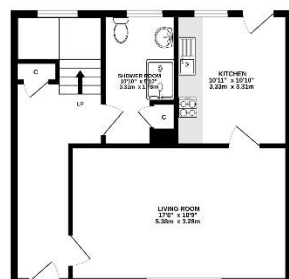
Completing the ground floor is the shower room, fitted with linoleum flooring and tiled walls. The shower enclosure benefits from modern wet wall panelling and is complemented by a WC and wash hand basin. A linen cupboard provides useful storage, while a frosted window allows for natural light and ventilation.

On the first floor, the landing is enhanced by a window on the staircase creating a bright and airy feel, while an attic hatch provides access to additional storage space. The principal bedroom overlooks the rear garden through two windows and features carpet flooring together with a fitted wardrobe and integrated vanity dresser with storage drawers. Two further well-proportioned double bedrooms are situated to the front of the property, both benefiting from windows and built-in cupboard storage.

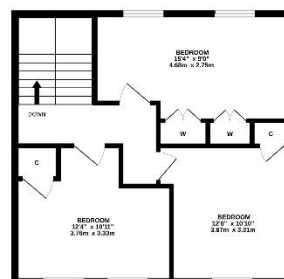
Externally, the rear garden is fully enclosed, creating a safe and private outdoor environment. The garden incorporates a lawned area alongside a patio, providing an ideal space for outdoor dining, entertaining and family enjoyment throughout the year.

This spacious three-bedroom home combines a convenient location with practical family living and viewing is highly recommended to fully appreciate the accommodation on offer.

GROUND FLOOR



1ST FLOOR



We have made every effort to ensure the accuracy of the floor plan contained herein. Measurements of rooms, windows, doors and other features are approximate and are not guaranteed to be exact. The only way to determine the accuracy of the floor plan is to visit the property and measure the rooms and features yourself. We do not accept any liability for any loss or damage arising from the use of the floor plan. The floor plan is provided as a guide only and should not be relied upon for any purpose other than to provide a general impression of the property.



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