



---

**6 AMBLESIDE GARDENS, DUNDEE, DD3 0AN  
OFFERS OVER £140,000**

---



**LCD**

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

Solicitors, Notaries & Estate Agents

Reception@lawsoncoull.co.uk

www.lawsoncoullduncan.co.uk

HOME REPORT VALUATION £140,000

EPC RATING C



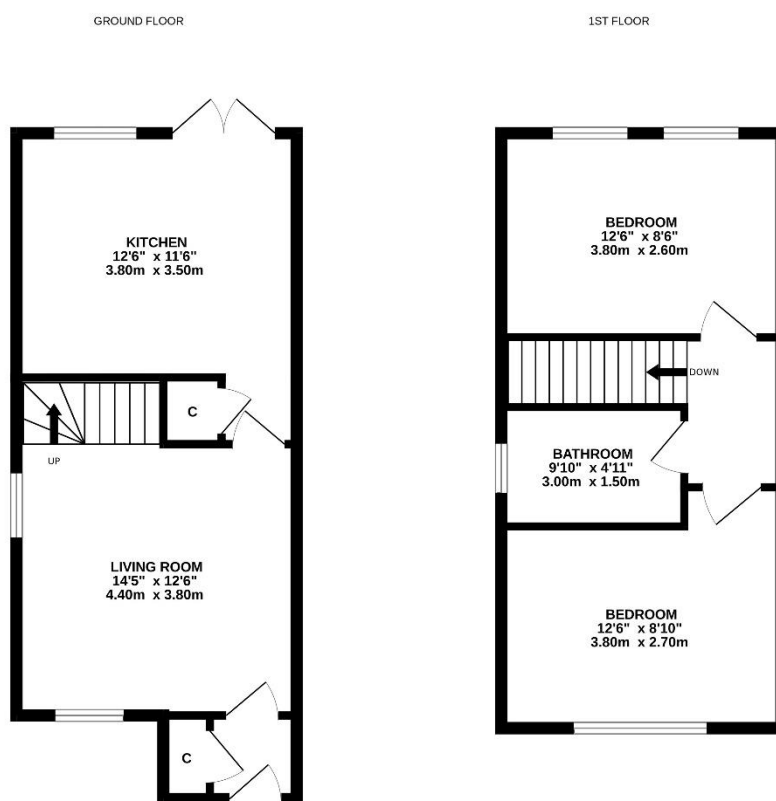
This two-bedroom semi-detached house is located within an established residential development in Dundee. The property is within easy reach of many amenities including supermarkets, St Paul's Swim & Sports Centre, commuting links and the Kingsway dual carriageway. The property benefits from front and rear gardens laid in lawn, and off-street parking. The rear garden has a patio area and shed for external storage. Both front and rear gardens can be accessed via the path which runs down the side of the property.

The main entrance opens into a small vestibule with a cupboard housing the electricity fuse box. The entrance vestibule leads to the lounge area which is floored in linoleum and provides stair access to the upper level of the property. The room benefits from a window to the front of the property and to the side.

The kitchen can be found to the rear of the property. The room is fitted with modern wall and base units with granite effect worksurfaces and splashback. The kitchen has an integrated oven and hob with an extractor fan. The room also provides access to the rear garden through double patio doors.

The upper level of the accommodation consists of two double bedrooms of similar size and a bathroom. The bathroom is fitted with a 3-piece white suite consisting of a sink and vanity unit, bath with shower and W.C. The room has partially tiled walls, tiled flooring and a frosted glass window.

This property would be an excellent home for first-time buyers and those in the buy-to-let market. Early viewing is highly recommended to fully appreciate this property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.  
Made with Metrosol 2023



