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**20 NETHERTON TERRACE, DUNDEE DD2 2UF**  
**OFFERS OVER £200,000**

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HOME REPORT VALUATION £200,000.00

EPC RATING D



This four-bedroom semi-detached property is located within a popular residential area in Dundee. There is easy access to many amenities including shops, supermarkets, and transport links. The property is located within close proximity to the A90 dual carriageway providing commuting links to Dundee City Centre, Aberdeen and surrounding areas.

The front door opens to the hallway providing access to the ground floor accommodation. To the front of the property is the spacious living room with large window and laminate flooring. Also to the front of the property is a ground floor bedroom complete with large built-in wardrobes. The shower room has been fitted to a high standard, complete with vanity unit, heated towel rail, large walk-in shower, and wet wall.

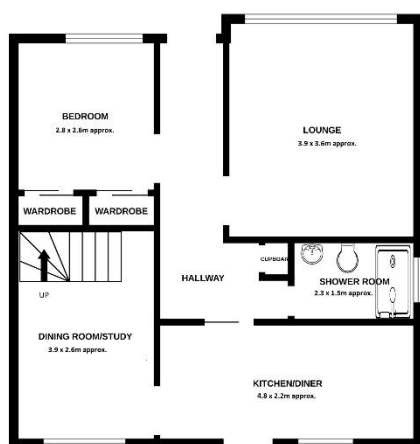
To the back of the property, you'll find the kitchen/diner which benefits from its sleek and modern fitted units, wood effect worktop and laminate flooring. The kitchen has ample storage space and even utilised corner cupboards with cabinet pull-outs maximising on the available storage space. The kitchen is fully fitted with an integrated dishwasher, oven, hob, washing machine and fridge/freezer. The room also provides access directly to the rear garden.

Leading from the kitchen is a versatile room which could be used as a second lounge/snug, separate dining room or study. The carpeted staircase within the room provides access to the upper floor of the property.

The master bedroom is spacious and fitted with a built-in wardrobe with mirror sliding doors. In addition, the room has its own en-suite fitted with a basin, W.C., bidet, and shower. The further two bedrooms on the upper floor are both similar in size and each has its own built-in wardrobes.

The property benefits from having both front and rear gardens, a driveway and garage. The garden area to the front of the property consists of a small lawn area bordered with mature shrubs. To the rear, the garden has a large patio area which leads up to a tiered garden area planted with further mature shrubs and trees.

GROUND FLOOR



1ST FLOOR



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. The 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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