



9 WELLGROVE STREET, DUNDEE, DD2 2QY
OFFERS OVER £185,000



LCD

Lawson, Coull & Duncan | 01382 227555

Solicitors, Notaries & Estate Agents

| Reception@lawsoncoull.co.uk

| www.lawsoncoullduncan.co.uk

Fantastic opportunity to purchase this spacious terraced villa located in a quiet cul-de-sac in a popular residential area of Dundee. Many amenities, including shops in Lochee High Street, are close by with commuting routes providing easy access to all other parts of Dundee, including the city centre.

Although some upgrading and decoration is required the property is in walk-in condition, benefiting from many original periodic features.

The accommodation enters via the **Entrance Vestibule** into the **Entrance Hallway** with carpeted staircase leading to the upper level. The large south facing **lounge** benefits from a three-sided bay window overlooking the front of the property, wooden flooring, ornate fireplace and hearth, and has ample space for a table and chairs in the bay window. The **Kitchen** is fully fitted with modern wall and base units and again has ample space for a kitchen table and chairs. The **Utility Room** off the kitchen is fitted with wall and base units, washing machine and dishwasher, and a stainless steel sink and drainer. A door provides access to the rear garden. Also at ground floor level is a **Dining Room/ Fourth Bedroom**, currently converted to a downstairs shower room with large shower cubicle, WC and washhand basin, but could easily be returned to its original use.

The carpeted staircase leads to the upper hall where there is a hatch to the attic which is partially floored and suitable for storage. Large front facing **Double Bedroom** with three sided bay windows and fitted wardrobes with mirrored doors. **Two additional Double Bedrooms.** Large recently refurbished **Family Shower Room** with double shower cubicle, WC, washhand basin, and full wet wall.

To the front of the property there is an attractive, enclosed, south-facing **Front Garden** laid in stone chips with a slabbed seating area and borders of shrubs and plants. The enclosed **Rear Garden** consists of a slabbed patio area, with access to the rear lane, and a large wooden garden shed.

This particular property would make an ideal family home and early viewing is recommended.



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