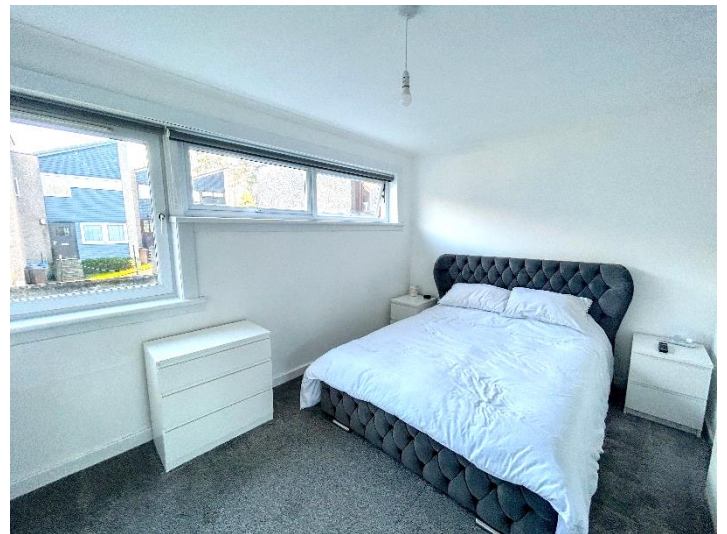




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**11 YARROW TERRACE, DUNDEE DD2 4DW  
OFFERS OVER £115,000**

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

Solicitors, Notaries & Estate Agents

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HOME REPORT VALUATION £115,000.00

EPC RATING D



This two-bedroom mid-terrace villa 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 well maintained and decorated.

The front door opens to the hallway providing access to the ground floor accommodation. The hallway houses the electricity meter, fuse box, and two storage cupboards. The kitchen to the front of the property is floored in linoleum and has a sizeable pantry. The stainless steel sink and drainage board are located in front of a large window which overlooks the front garden space.

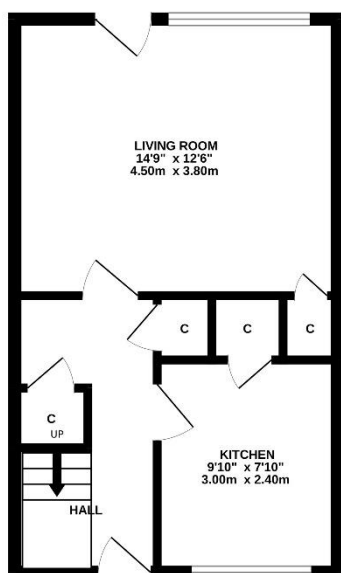
To the rear of the property is the spacious living room. The room has space for a dining table and provides access to the rear garden through a UPVc door. The room is fitted with a plush carpet and has a large window overlooking the garden.

A carpeted staircase provides access to the first floor accommodation. The main bedroom has ample storage space due to its large built-in wardrobe. The second bedroom is to the front of the property and has a small storage cupboard. The modern bathroom consists of a basin, W.C., bath, heated towel rail and shower over the bath. The room also provides hatch access to the attic space.

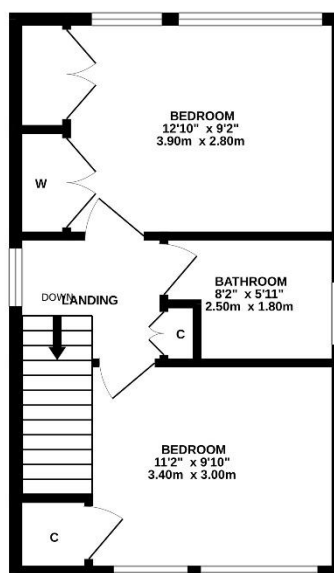
The property benefits from having both front and rear garden space. The rear garden is secure and has a small patio area and lawn. To the front, there is an additional lawn area, clothesline and storage shed.

Viewing is highly recommended to fully appreciate this property.

GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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.

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