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**9 SHAFTESBURY ROAD, DUNDEE, DD2 1HF**  
**OFFERS OVER £260,000.00**

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**LCD**

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HOME REPORT VALUATION £260,000.00

EPC RATING

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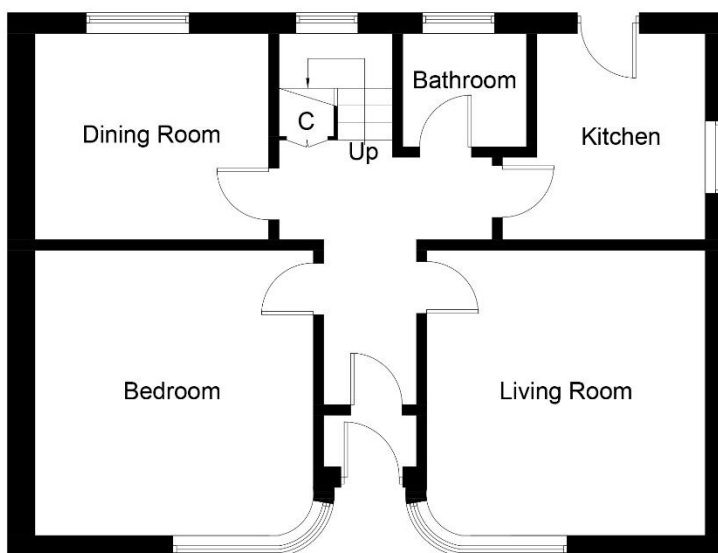


This three-bedroom semi-detached villa is located within the popular residential area of the West End of Dundee. The property is situated just a short walk from Dundee City Centre, there is easy access to both Universities, Victoria and Balgay Parks, Riverside and all amenities. In addition, there are excellent commuting links to the city centre and surrounding areas.

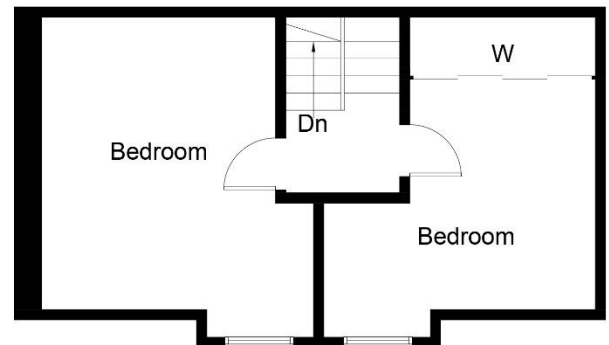
The property is in excellent decorative order throughout. The South facing living room benefits from a large window allowing plenty of natural light to flood in. The room is also fitted with a wood burning stove with wooden fire surround which is a lovely feature of the room. The kitchen is fully fitted with base and wall units and benefits from various integrated appliances. There is a separate dining room to the rear of the property which overlooks the rear garden. All three of the bedrooms have South facing windows and are of similar in size - each allowing space for a double bed and additional furniture.

The property benefits from having both a front and rear garden which are well maintained and house many mature shrubs and plants. The rear garden consists of a small lawn area, greenhouse, and patio area. In addition, there is also a driveway leading to the property and garage providing plenty of off-street parking.

Viewing is highly recommended to appreciate the property fully.



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID980265)



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