



38 ST. NICHOLAS PLACE, DUNDEE, DD3 9NG
OFFERS OVER £135,000



HOME REPORT VALUATION	£135,000
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EPC RATING	D
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Enjoying a generous plot within a popular residential area of Dundee, this property is a well presented two-bedroom home offering spacious accommodation, excellent storage and private garden grounds. The property benefits from an electric gated entrance, monoblock driveway, garage and a fully enclosed rear garden, making it an ideal purchase for a variety of buyers.

The property is accessed via a pathway leading to the front door, opening into a welcoming hallway with laminate flooring and a carpeted staircase leading to the upper level. The bright lounge stretches the full length of the property and is flooded with natural light from large windows to the front and rear. This versatile living space comfortably accommodates both lounge and dining furniture and features a contemporary media wall with TV mount.

The kitchen is fitted with a range of modern white gloss wall and base units complemented by wood effect worktops and white tiled splashbacks. Additional features include a stainless steel sink, gas hob and a useful storage cupboard, while a rear facing window and external door provide views of and access to the garden.

On the upper floor are two generous double bedrooms, both benefitting from carpet flooring and fitted wardrobes. The rear bedroom also enjoys the added benefit of a built-in storage cupboard. Completing the accommodation is a modern shower room fitted with tiled flooring and walls, a vanity unit incorporating the wash hand basin, wall mounted mirror cabinet, WC and corner shower enclosure.

The upper landing provides access to a staircase leading to the attic which is a fantastic additional storage space.

Externally, the property is fully enclosed and accessed through an electric gate opening onto the monoblock driveway and garage. The rear garden is laid mainly to lawn with a decking area providing an excellent space for outdoor dining and entertaining. An awning attached to the rear of the garage creates a sheltered seating area, allowing the garden to be enjoyed throughout the seasons.



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