



12 FINELLA TERRACE, DUNDEE, DD4 9PX
OFFERS OVER £95,000



Lawson, Coull & Duncan | 01382 227555

Solicitors, Notaries & Estate Agents

| Reception@lawsoncoull.co.uk

| www.lawsoncoullduncan.co.uk

HOME REPORT VALUATION **£95,000**

EPC RATING

D



Situated on a generous corner plot within a well-established residential area of Dundee, this two-bedroom end-terraced villa presents an excellent opportunity for buyers seeking a property with significant potential. Surrounded by similar style homes, the property enjoys convenient access to a range of local amenities, regular public transport links and excellent commuter connections to the A90, providing straightforward access to destinations throughout Dundee and beyond. Requiring modernisation and renovation throughout, the property is priced accordingly and offers scope for a purchaser to create a superb home tailored to their own tastes and requirements.

The accommodation opens into an entrance vestibule with staircase leading to the upper floor. A Georgian glazed door provides access to the lounge, a bright reception room enhanced by a large front-facing window. The focal point of the room is a gas fireplace with fitted surround and display shelving, providing an attractive central feature.

A further Georgian glazed door leads through to the kitchen, which is of a good size and enjoys a large window overlooking the rear garden together with a door providing direct external access. The kitchen benefits from laminate flooring and incorporates a useful understairs storage cupboard.

On the first floor there are two spacious double bedrooms, one positioned to the front and one to the rear of the property, both benefiting from built-in storage cupboards. Completing the accommodation is the bathroom, fitted with a white three-piece suite, tiled walls and an electric shower positioned over the bath.

Externally, the property occupies a substantial corner plot offering excellent outdoor space and future potential. The front garden incorporates paving stones which provide off-street parking, whilst the generous gardens surrounding the property offer opportunities for landscaping, extension potential (subject to the necessary consents) or simply creating an attractive outdoor environment. Although the property requires considerable upgrading and refurbishment, it represents a fantastic opportunity for first-time buyers, investors or those looking to put their own stamp on a home and add value over time.

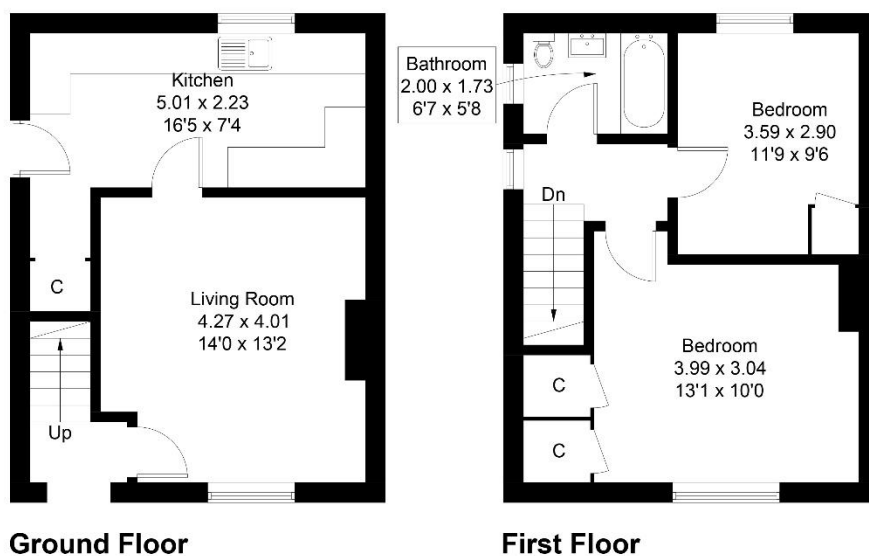


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk (ID1336214)



Lawson, Coull & Duncan | 01382 227555

Solicitors, Notaries & Estate Agents | Reception@lawsoncoull.co.uk

| www.lawsoncoullduncan.co.uk

