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Dryburgh, Dundee
DD2 4SD



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Property Summary

Situated on the fringes of Dundee, this end-terrace house represents an ideally proportioned home for first-time buyers, professionals, couples, small families, and rental investors alike, with two bedrooms, an open-plan kitchen, living, and dining room, a conservatory, and a bathroom. Externally, it is accompanied by front and rear gardens, a detached single garage, and a multi-car driveway.

A hallway, with space for coat and shoe storage, welcomes you into the home and leads into the open-plan living area on the right. The southeast-facing living area occupies a generous footprint, allowing for various configurations of both lounge and dining furniture and enjoying neutral decor and a comfortable fitted carpet.

Features

- End-terrace house in Dundee
- Entrance hall
- Open-plan kitchen, living, and dining room
- Large, versatile conservatory
- Two double bedrooms with built-in storage
- Three-piece bathroom with shower-over-bath
- Front and rear gardens
- Detached single garage and multi-car driveway
- Gas central heating and double glazing (TBC)





The kitchen

The kitchen is openly adjoined to the living area and is fitted with modern white wall and base cabinets, contrasting black worktops, and splashback tiling, with space for freestanding and undercounter appliances. The kitchen benefits from external access to the side of the house, and the living area features French doors opening into a large conservatory.





The conservatory is a flexible space that can be used in a number of ways and opens onto the garden.







On the first floor, a landing leads to the home's two double bedrooms and a bathroom. The spacious sleeping areas are neutrally decorated, carpeted, and accompanied by built-in storage





The bathroom

Finally, the bathroom comprises a bath with an overhead shower and a glazed screen, a pedestal basin, a WC, and a chrome towel radiator. Gas central heating (TBC) and double glazing (TBC) ensure year-round comfort and efficiency.

Gardens & parking

Externally, the home is accompanied by a low-maintenance front garden and a rear garden with a neat lawn. Private parking is provided by a detached single garage and a multi-car driveway.





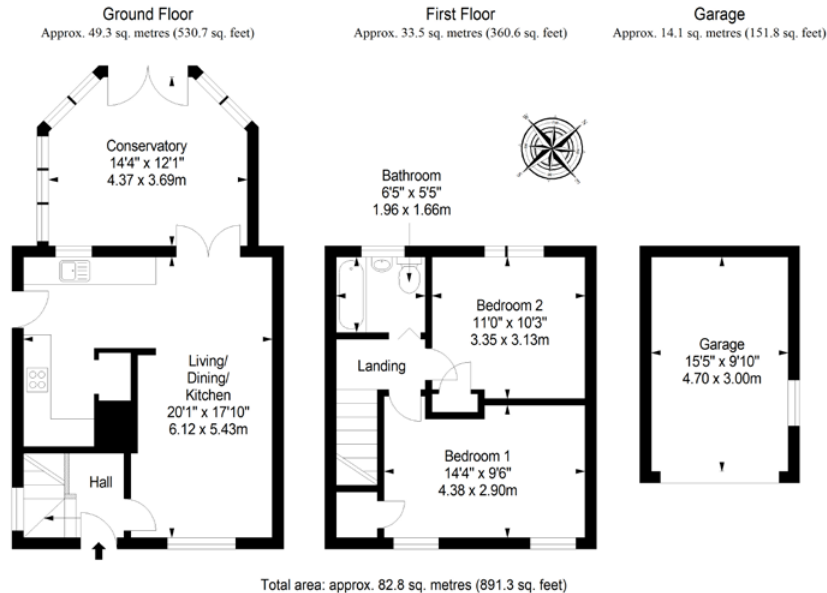
Dundee

Scotland's fourth largest and notably sunniest city, Dundee, lies on the east coast, on the Firth of Tay estuary, and was recently voted by the Sunday Times as one of the top twelve places to live in Britain. A historic port and now a UNESCO City of Design, Dundee is brimming with culture; boasting a regenerated waterfront with two nautical museums (RRS Discovery, Captain Scott's Antarctic expedition ship, and the 19th-century warship, HM Frigate Unicorn) and the architectural triumph of the newly opened V & A Dundee, Scotland's first design museum. Further museums, arts centres and theatres can be found across the city, along with a vibrant array of bars and restaurants. A wildlife centre, cinemas and excellent sports and leisure facilities are also on offer. Largely walkable, Dundee provides a delightful and convenient shopping experience, hosting a wide selection of high-street retail outlets, shopping centres (one with a large public library) and supermarkets. The city provides education at all levels, with private and state institutions and one of the UK's leading universities. Major road and rail links connect Dundee to the rest of Scotland and further afield, whilst Dundee airport also offers flights to London City Airport.

Floorplan



Watermans



EPC Rating - D | Council tax band - B | Home report Value - £130,000

Extras: All fitted floor coverings, window coverings, light fittings and cooker will be included in the sale.

Price & Viewings

Please refer to our website
www.watermans.co.uk

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