15 Lammerton Terrace Dundee DD4 7BP

Offers over £350,000

Chamber Practice

- 4 Double Bedrooms
- 4 Public Rooms
- Staired Attic
- 2 Bathrooms
- Double Glazing
- Garden To Rear
- Driveway
- Double Garage
- Period Features

This attractive and rarely available traditional stone built detached villa offers excellent family accommodation over two levels. The property has many original features remaining and has been extended to the rear to create a multipurpose social dining and living area with French windows leading onto the rear garden.

The property comprises, vestibule, entrance hallway, Bathroom with shower, Study, Sitting room, Formal dining room, Breakfast dining room, rear vestibule, kitchen with island and featuring a range style cooker with 7 ring burner and triple oven, lounge area, wide split level staircase, 4 double bedrooms, family bathroom and staired & floored attic.

This exceptional property also benefits from off street parking for multiple vehicles, large double garage, Gas Central Heating, Double Glazing throughout, secure rear gardens.

28 Clerk Street Brechin 01356 622 289
15 Albert Square Dundee 01382 203 000
269 Holburn Street Aberdeen 01224 433 301
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Contact the seller direct in the evenings and at weekends on

07737 416589

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Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.

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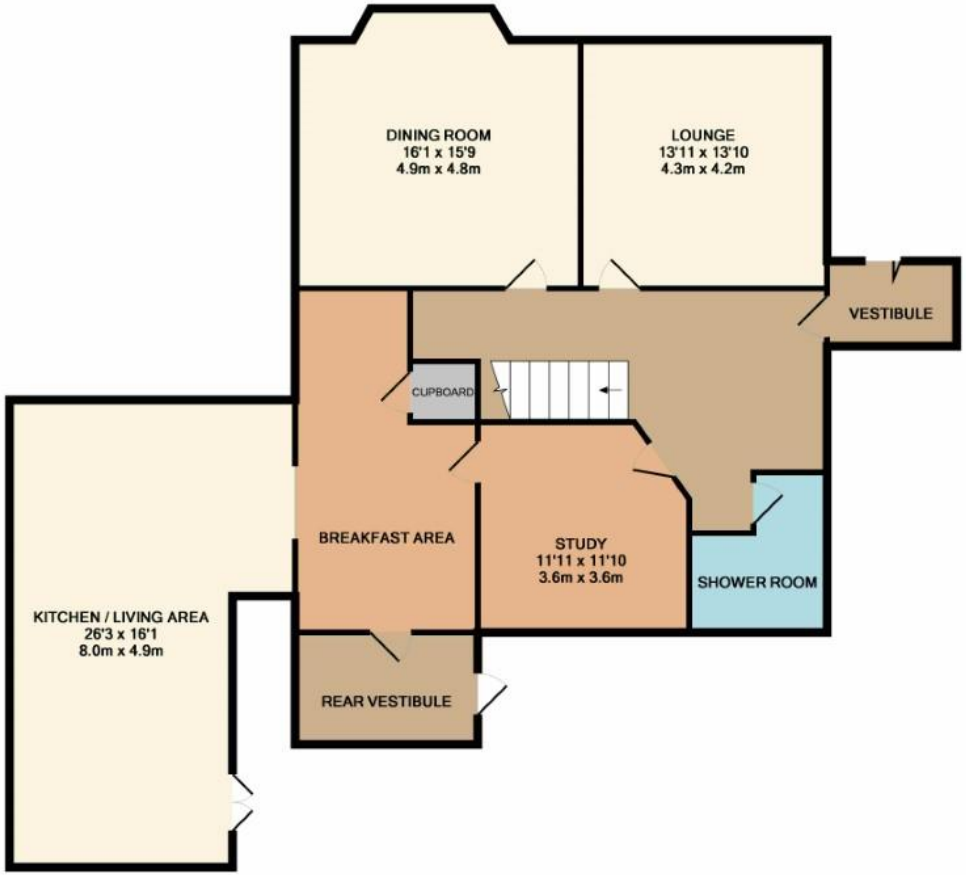
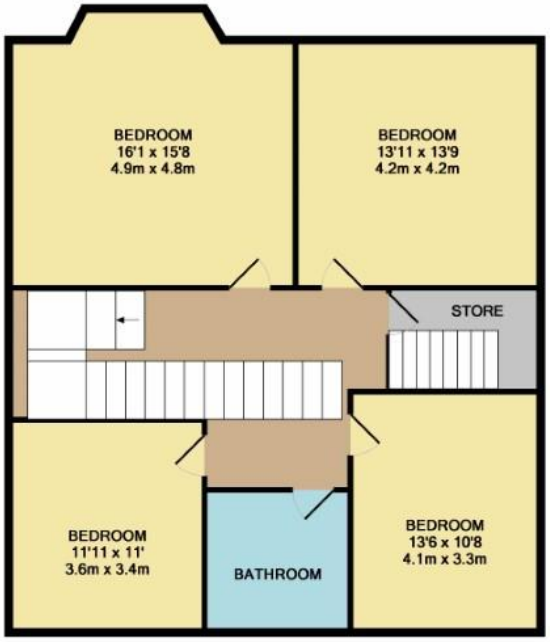


GROUND FLOOR



1ST FLOOR

Take the 360° virtual tour!

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.

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