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39 Rankine Street, Dundee, DD3 6DY

Victorian Semi-Detached, Three-Bedroom Villa

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Property Description

Impressive Victorian stone-built, semi-detached, three-bedroom villa with private gardens. In an elevated position, set back off a quiet residential street in a central location in Dundee.

Comprises; an entrance vestibule, hall, living room, dining room, kitchen, two double bedrooms, a single bedroom, shower room, WC and laundry room.

Features include high ceilings, period panelled doors, woodwork and plasterwork, gas central heating, uPVC double glazing and TV and telephone points. Externally the property benefits from established private gardens, laid to lawn with patio areas, and ample on-street parking to the front.

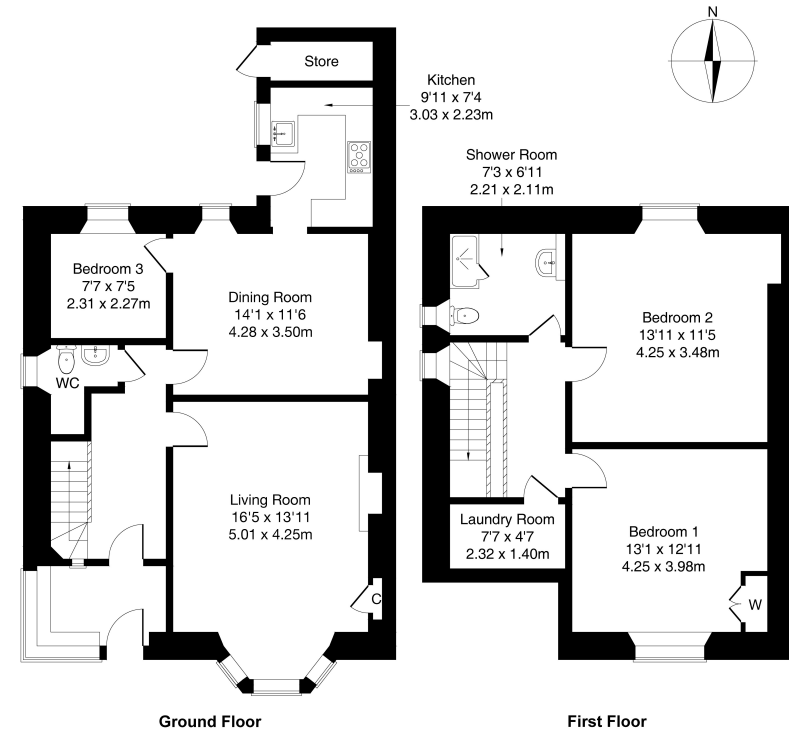
The bright entrance vestibule has space for outerwear and opens to the main hall which affords access to the ground floor WC, and features carpeted stairs to the first-floor landing. With a front aspect bay window, the spacious living room is afforded plenty of natural light, further accentuated by high ceilings with decorative plasterwork. In addition, there is light decor with a press cupboard, carpeted flooring, pendant light fitting, and a multi-fuel burning stove.

With varnished wood flooring that carries through the hall, the well-proportioned dining room overlooks the private garden and opens directly into the kitchen. Also, set off the dining room is bedroom three, which offers a flexible space that could be used as a study or a guestroom. The traditional kitchen has a door to the garden and fitted units with solid oak worktops, a Belfast-style ceramic sink and tiled backsplash. Appliances include a dual-fuel range with gas hob with extractor hood above and an integrated dishwasher.

Upstairs, two bedrooms are set to either aspect and are similarly sized with carpeted flooring and pendant lighting. Whilst both bedrooms are afforded ample space for freestanding furniture, bedroom one also benefits from a built-in wardrobe. The laundry room is set internally to the front and has space and plumbing for freestanding white goods, whilst the stylish shower room is set to the rear with a modern white two-piece suite with a rain-head mains mixer shower, tiled splash walls and a ladder radiator.

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Approximate Gross Internal Area: (1550 sq ft - 144 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Dundee, known as the City of Discovery, has undergone an ambitious transformation in the past ten years, principally in renovation and revitalisation of the Waterfront, including the world famous Victoria and Albert Museum and home of Robert Falcon Scott's steamship Discovery. There is a wide range of high-street names, supermarkets, retail centres, cinema and leisure centres, sports facilities and restaurants and

hotels, leading cultural venues, Ninewells Hospital, Royal Victoria Hospital, and two universities, colleges, and schooling for all ages. Dundee has re-invented itself as a global leader in the technologies industry and as a recognised hub for computer game development. The city has excellent travel facilities including an airport, railway system, and local bus services, with the A90 connecting Dundee to the north and south.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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