



37 Rankine Street, Logie, Dundee, DD3 6DY

Victorian Stone Built, Three Bedroom, Semi-Detached Villa with Gardens

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Property Description

Impressive Victorian stone-built, three-bedroom, semi-detached villa built in 1890, with original features and private gardens. In an elevated position, set back off a quiet residential street in Logie, northwest of Dundee City Centre.

Comprises an entrance vestibule, hall and upper hall, living room, dining room, kitchen, two double bedrooms, a single bedroom, a bathroom and a ground floor WC.

Highlights include high ceilings, period panelled doors, woodwork and plasterwork, and uPVC double glazing. Further features include gas central heating, hard-wired interconnected smoke alarms throughout, and TV and telephone points.

Externally the property benefits from established private gardens laid to lawn with a deck, 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 majority of the ground floor rooms including a WC, and the oak bannister and staircase to the first-floor landing. With a front aspect bay window, the southerly facing spacious living room offers plenty of natural light, further accentuated by high ceilings; decorative plasterwork and a ceiling rose; as well as featuring carpeted flooring, light decor, a pendant light fitting and a press cupboard and shelves.

The well-proportioned dining room overlooks the private rear garden and opens directly into the kitchen with a door affording access to the garden. Fitted units include stone effect worktops, a stainless steel sink and a tiled surround; appliances include an integrated electric hob and oven, with space for further white goods.

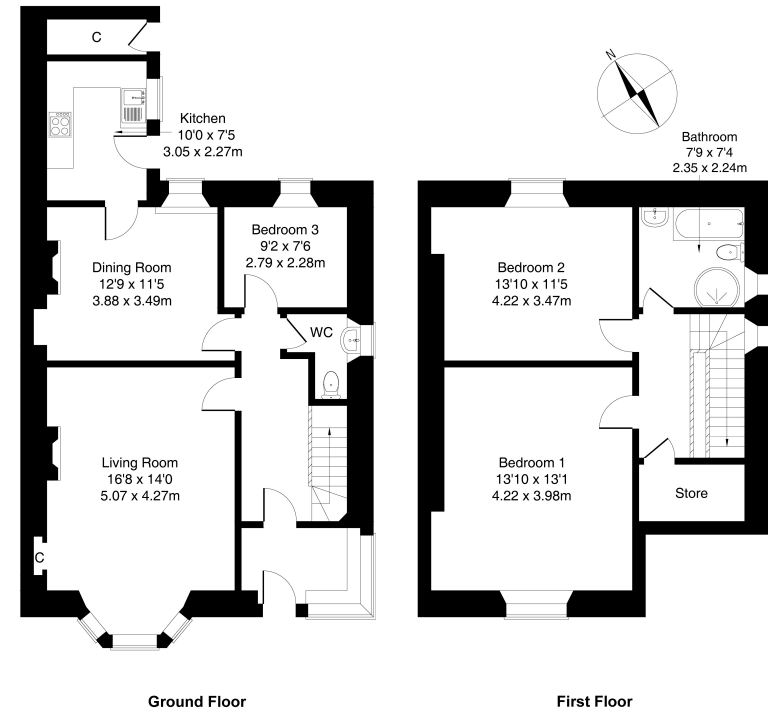
Also, set off the ground floor hall, bedroom three offers a flexible space that could be used as a study or a guest room. Upstairs, two generous bedrooms are set to either aspect and are similarly well sized with carpeted flooring and pendant lighting. Set off the upper hall, is a large storage cupboard with a Worcester-Bosch condensing combi boiler, whilst completing the accommodation, the bathroom is set to the side, with a white three-piece suite and a separate shower cubicle.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (1400 sq ft - 130 sq m.)

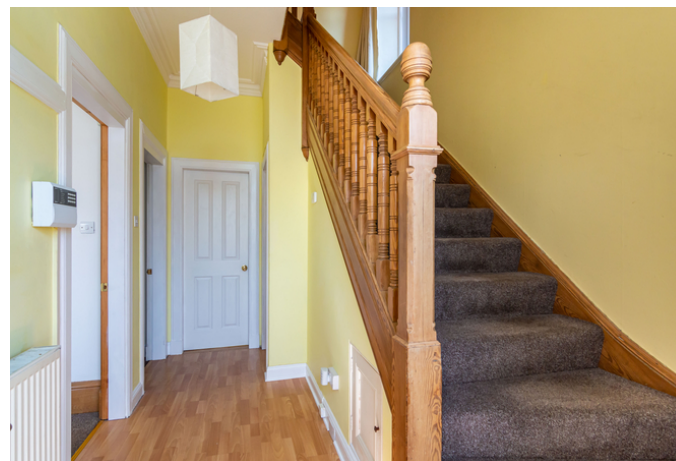


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Dundee, known as the City of Discovery, has undergone an ambitious transformation in the past ten years, principally in the 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, restaurants and hotels, leading cultural venues, Ninewells 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. Logie is well placed for all expected amenities, with a variety of shops available locally, as well as open green spaces including Dudhope Park, Victoria Park, Lochee Park and Balgay Park, and the city centre within walking distance.





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