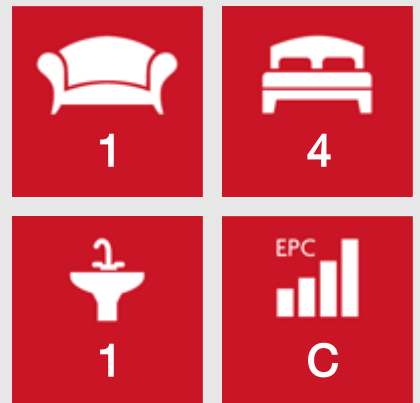




**Thorntons**   
The right way to move

37 Sutherland Crescent,  
Dundee DD2 2HP







## Summary

Detached four-bedroom villa with generous scope for refurbishment and redesign. The property offers a well-proportioned layout across two levels. On the ground floor you will find a welcoming lounge, a kitchen, two double bedrooms and a shower room, while two further double bedrooms are arranged upstairs along with a large walk-in cupboard which could be converted into a bathroom. Although the house requires upgrading and modernization, its classic proportions and potential make it an ideal canvas for a new owner. Externally, the villa is complemented by both front and rear garden areas, providing private outdoor space ripe for landscaping. A driveway leads to a single garage, offering secure parking and additional storage. The footprint and external features afford opportunities to reimagine the gardens, extend, or refresh the elevations in line with modern tastes.

## Features

- Detached Villa (Betts Leven)
- Requires some upgrading
- Lounge
- Kitchen
- Four Bedrooms
- Shower Room
- Option to add upstairs bathroom
- Front and Rear Gardens
- Driveway and Garage
- DG & GCH. EPC C

## Room Measurements

Lounge: 3.67m x 4.43m (12' 0" x 14' 6")

Kitchen: 2.54m x 3.45m (8' 4" x 11' 4")

Bedroom: 3.38m x 4.42m (11' 1" x 14' 6")

Bedroom: 2.91m x 3.34m (9' 7" x 10' 11")

Bedroom: 3.13m x 3.34m (10' 3" x 10' 11")

Bedroom: 2.95m x 3.13m (9' 8" x 10' 3")

Shower Room: 1.73m x 2.01m (5' 8" x 6' 7")





Well proportioned rooms











Generous scope for refurbishment and  
redesign

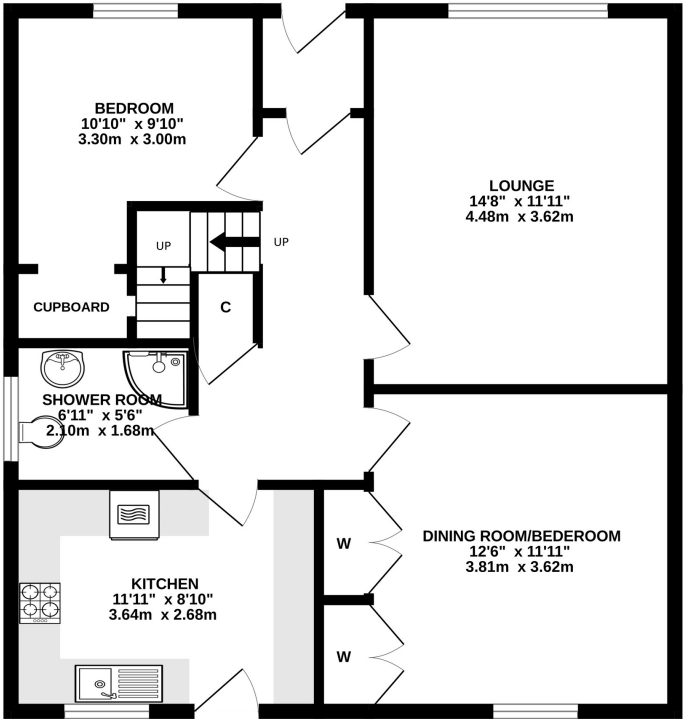




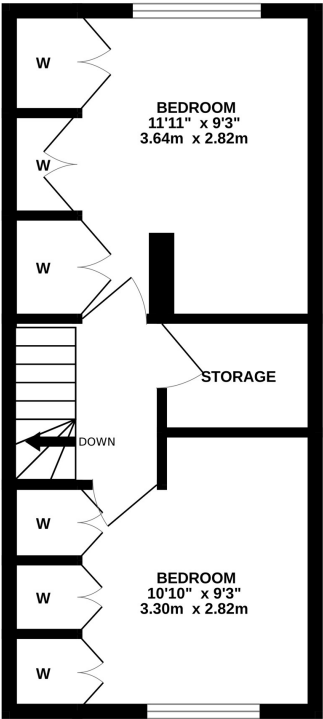


# Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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