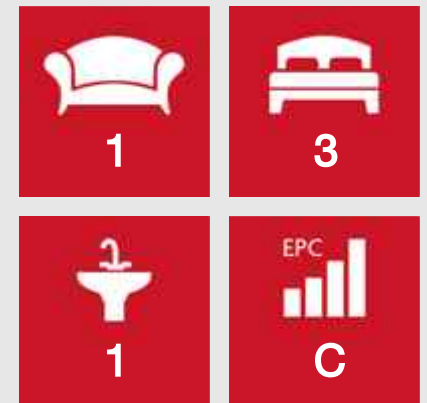




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3 Spartleton Place, Dundee
DD4 0UJ





Summary

Excellent opportunity to purchase this impressive semi detached villa with additional detached garden room/bar to the rear. The property comprises entrance hall with stairs leading to upper floor, lounge/dining room with ample space for both occasional furniture and dining table, quality fitted kitchen with wall mounted and base units, contrasting work surfaces with matching breakfast bar, oven, hob extractor, walk in storage cupboard, door to garden. Upper hall with hatch giving access to attic space via fixed ladder, storage cupboard, three well-appointed bedrooms and a modern shower room. Externally the garden room benefits from double glazing and gas central heating, making it ideal for entertaining, offering a bar area leading to a spacious versatile room. There is an open plan front garden, decked rear garden with lawn area and driveway to side with parking for several cars.

Features

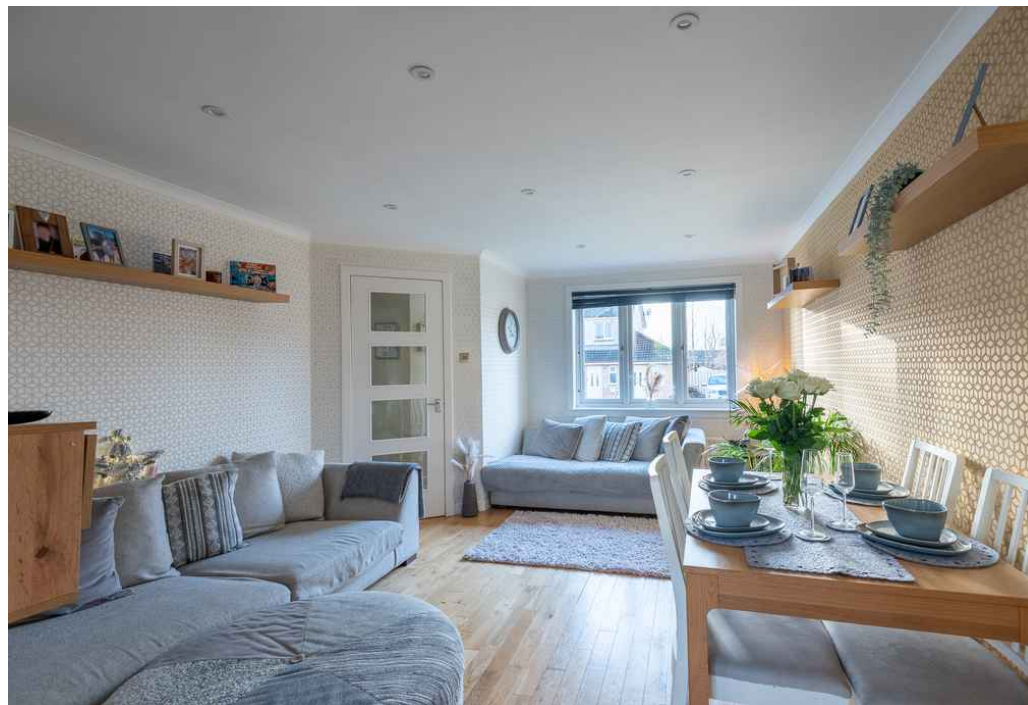
- Impressive Semi Detached Villa
- Popular Residential Area
- Convenient For Local Amenities
- Hall, Spacious Lounge/Dining
- Quality Dining Kitchen
- 3 Bedrooms, Modern Shower Room
- Cloakroom WC
- External Garden Room/ Bar
- Garden Ideal For Entertaining
- Driveway For 3 Cars
- Viewing highly recommended

Room Measurements

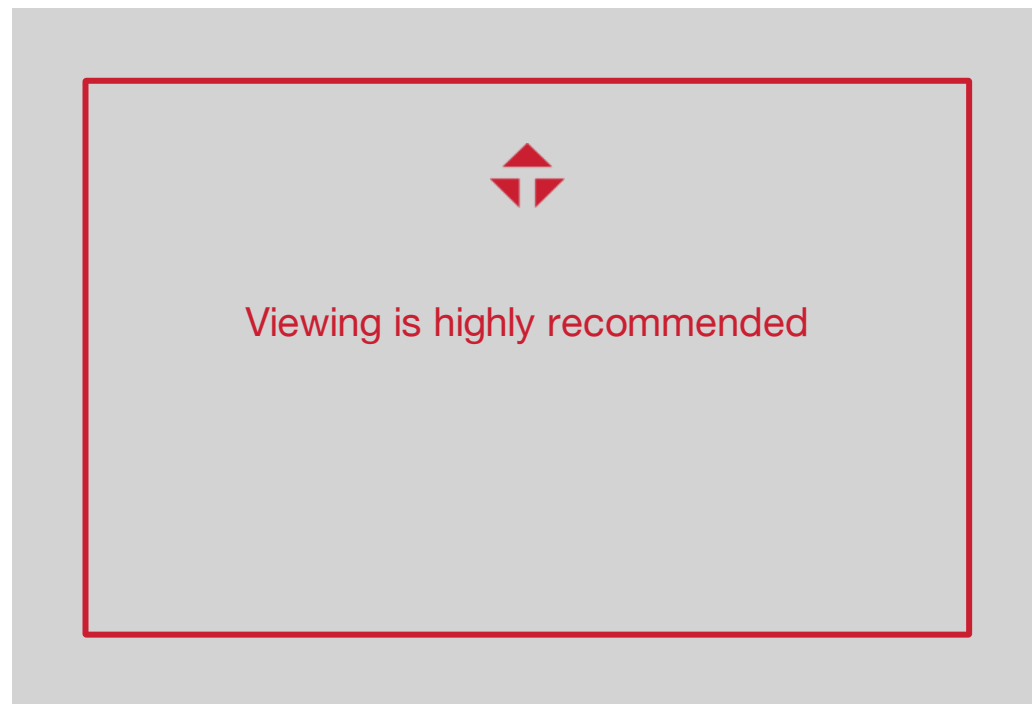
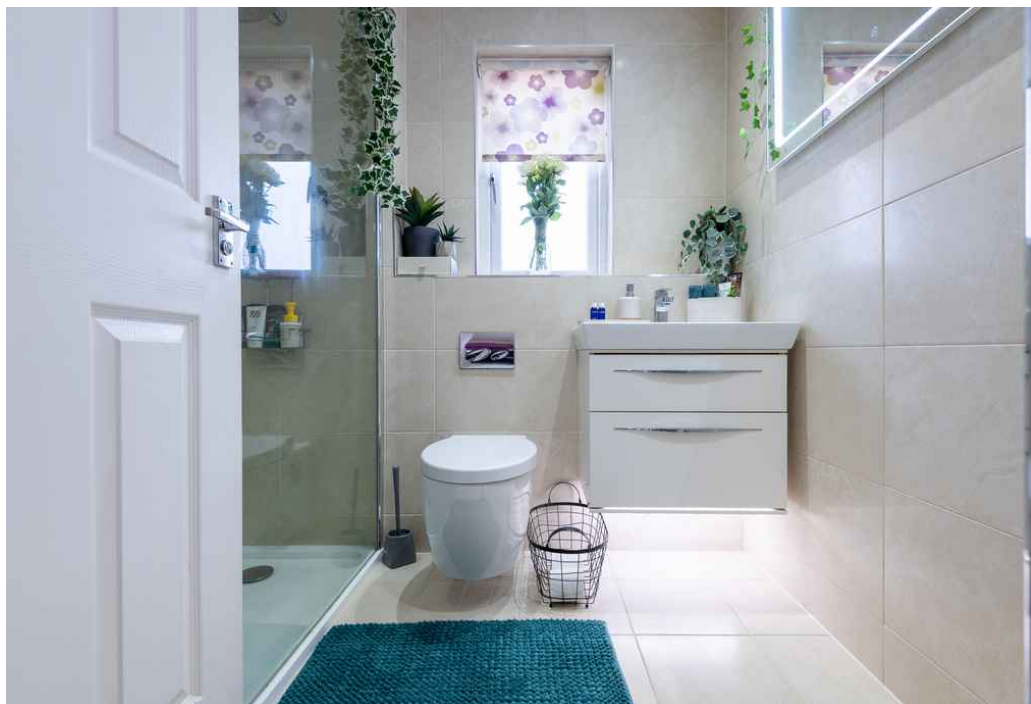
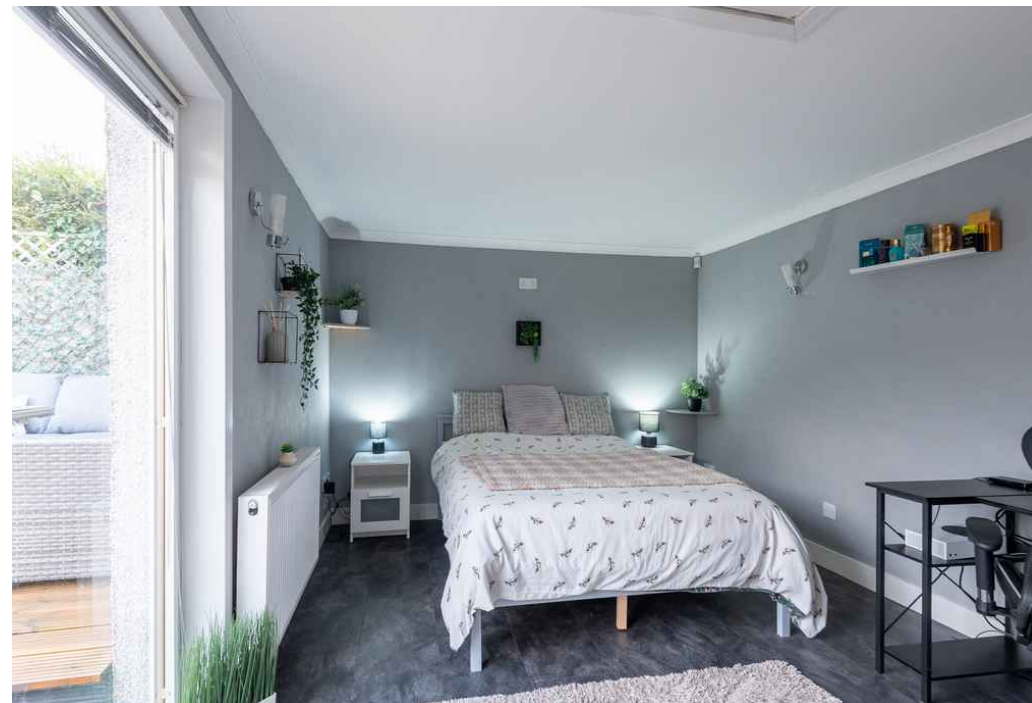
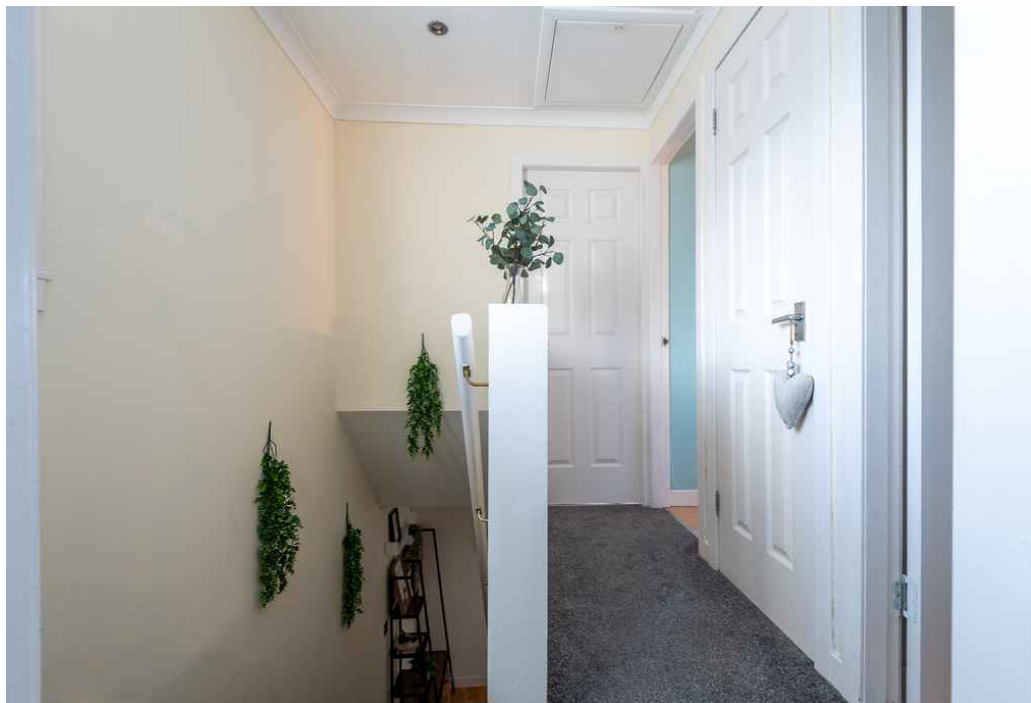
Lounge 16'1" x 12'5" (4.91m x 3.79m)
 Kitchen/Diner 16'1" x 8'8" (4.91m x 2.64m)
 WC 6'7" x 3'3" (2.00m x 1.00m)
 Bedroom 9'10" x 6'7" (3.00m x 2.00m)
 Bedroom 13'0" x 8'11" (3.96m x 2.71m)
 Bedroom 9'3" x 8'2" (2.82m x 2.50m)
 Bathroom 6'11" x 6'3" (2.10m x 1.90m)



Impressive semi-detached family home



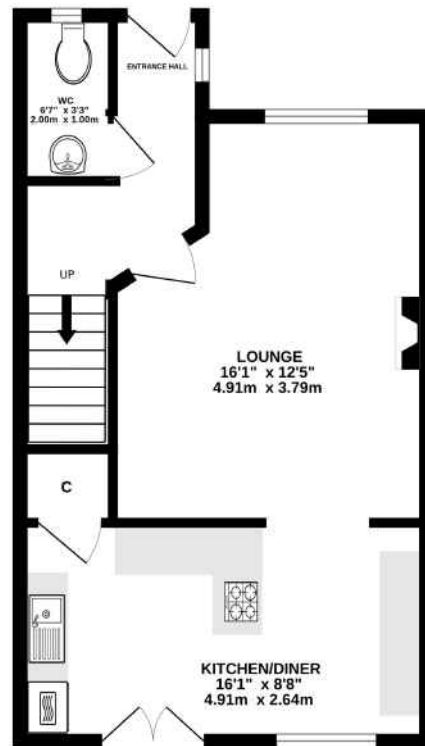




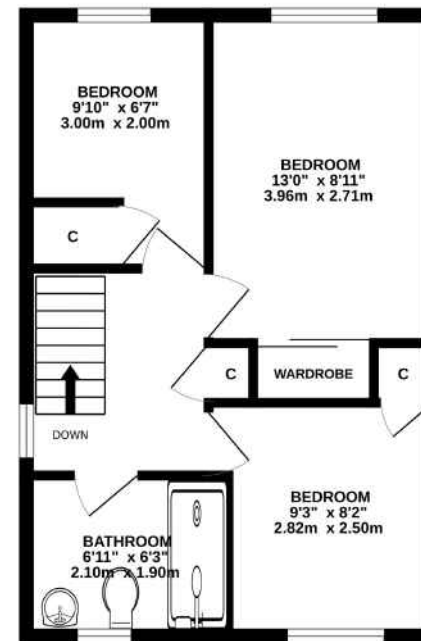


Floorplan

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.
Made with Metropix 6/2025

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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