



## 12 Inverary Terrace, Dundee, DD3 6BS

Four Bedroom, Detached Converted Bungalow

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# Property Description

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**12, Inverary Terrace Dundee DD3 6BS**  
Approximate Gross Internal Area: (1582 sq ft - 147 sq m.)

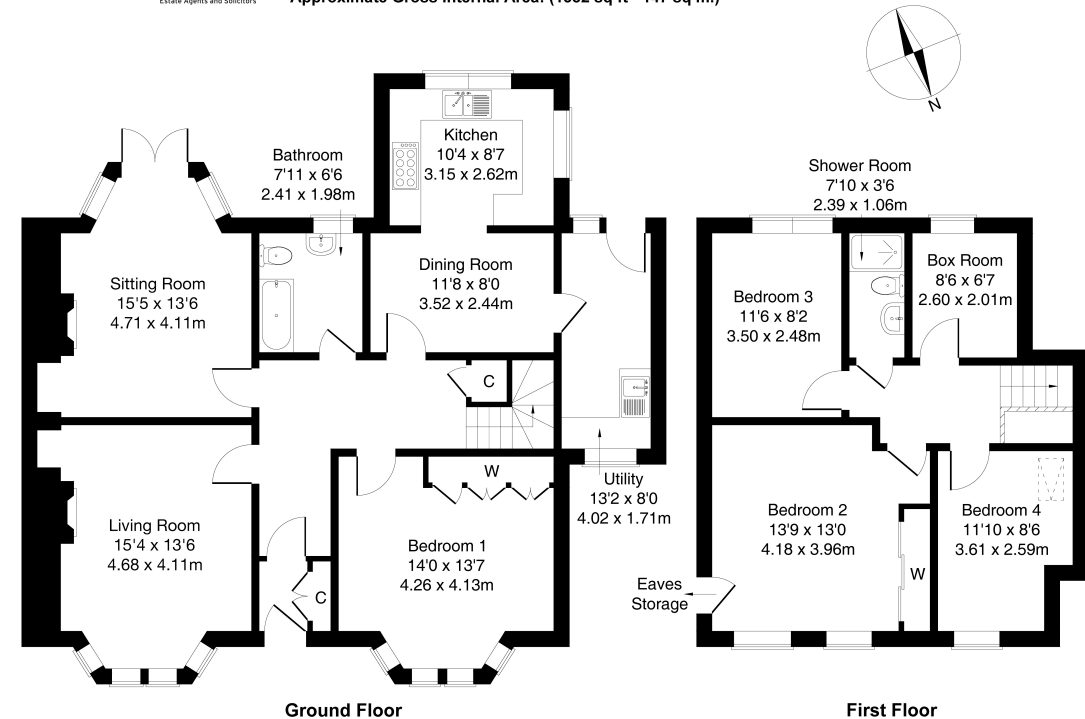
Exceptionally spacious, beautifully presented, four-bedroom, detached converted bungalow with private gardens. Set on a quiet residential street, located just north-west of Dundee city centre.

Comprises; an entrance vestibule, hall, living room, sitting room, dining room, kitchen, four bedrooms, a box room, family bathroom, shower room and utility room. Features include gas central heating, uPVC double glazing, TV and telephone points, and good integrated storage provision, including in the eaves. Externally, the property benefits from an established rear garden mostly laid to lawn, with a deck and two timber sheds, with a private monobloc driveway to the side and lawn to the front.

The entrance vestibule leads into the welcoming hall which affords access throughout the ground floor and features carpeted stairs to the first-floor landing. With a front aspect bay window, the bright and spacious living room offers carpeted flooring and a living flame gas fire, whilst the sitting room to the rear is likewise finished with the addition of French doors that open to the private garden. Across the hall, the dining room opens to the stylish kitchen which has contemporary fitted units with stone effect worktops and matching upstand, tiled backsplash, and an inset sink set below one of two windows. Appliances include a large range-style gas cooker, freestanding dishwasher and fridge, whilst the utility room has another sink, space and plumbing for further white goods, and secondary access to the garden.

Bedroom one is set to the front with a bay window that allows for plenty of natural light, and a fitted wardrobe, whilst the family bathroom across the hall features a modern white suite with a mains over-bath shower. Upstairs, front-set bedroom two is generously-sized with excellent storage provision with a built-in wardrobe and eaves access. Bedroom three enjoys excellent uninterrupted views from a rear aspect window, whilst bedroom four to the front, offers a flexible space that can be used as a study or guest room; the small box room to the rear overlooks the rear garden and could be used as an additional office space or dressing room. Completing the accommodation and set to the rear, the shower room is fitted with a two-piece suite and a separate electric shower cubicle.

A 360 Virtual Tour is available online.



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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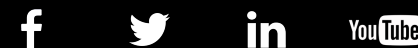
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