



**MML Law**

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**01382 206000 DUNDEE CITY | ANGUS | FIFE**

15 Lunan Terrace, Dundee, DD4 7NH

Offers Over  
£150,000



***"Spacious Family Home In Sought After Residential Area"***

Accommodation: Hall, Lounge, Kitchen, Sun-Room/Porch, Shower-Room, 2 Double Bedrooms one with WC and Single Bedroom, Double Glazing, Gas Central Heating, Gardens.



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## Description

MML are delighted to bring to the market a semi detached two storey villa set within a highly sought after location of similarly styled and well maintained properties.

The subjects offer comfortable living and comprise:- Entrance Hall with under stair storage cupboard and carpeted staircase to the upper floor. Good sized lounge with feature fire surround and electric fire, access from the lounge to the kitchen which is fitted with a range of wall and base mounted units. Gas cooker, integrated fridge and freezer and washing machine. From the kitchen access is given to the rear sunroom/porch which provides access to the rear garden. The shower-room is also located on the ground floor, having 2 piece white suite and walk-in shower cubicle with electric shower.

On the upper landing there is access hatch to the attic. Two double bedrooms, both benefitting from storage cupboards and one benefitting from two piece WC compartment.

There is also a single bedroom.

Excellent example of house style and will be of particular interest to the young growing family or first time buyer requiring affordable accommodation, enjoying a sought after location.

Some upgrading is required and this is reflected in the asking price.

Properties within this category and location are highly sought after, we therefore recommend early viewing to avoid disappointment.

## Outside

Private garden grounds are located at the front, side and rear elevation. The site is of a stepped level design laid in grass, paving slabs and rockery with mature trees/shrubbery.



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## Area

This property is situated in a sought after area, to the east of Dundee City. Local amenities including shops and mainline bus service are close to hand. Easy commuting access to all parts of the City and Dundee City Centre is only a short drive away. Schools at both Primary and Secondary levels are at hand with Craigiebarns at primary level and Greenfield Academy and St Paul's Academy at secondary level.

## Included In Sale

All carpets and floor coverings, window blinds (where fitted) light fittings, Gas cooker and integrated appliances.



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## Viewing

Telephone the Solicitors for an appointment to view on 01382 206000.

## Home Report

For a copy of the Home Report contact the Solicitors.

## Accommodation

Lounge	13'5" x 12'6"
Kitchen	12'4" x 7'9"
Porch/Sunroom	7'4" x 6'7"
Shower-room	7'11" x 5'9"
Bedroom 1	14' x 11'7"
Bedroom 2	11'11" x 9'11"
Bedroom 3	8'1" x 9'3"



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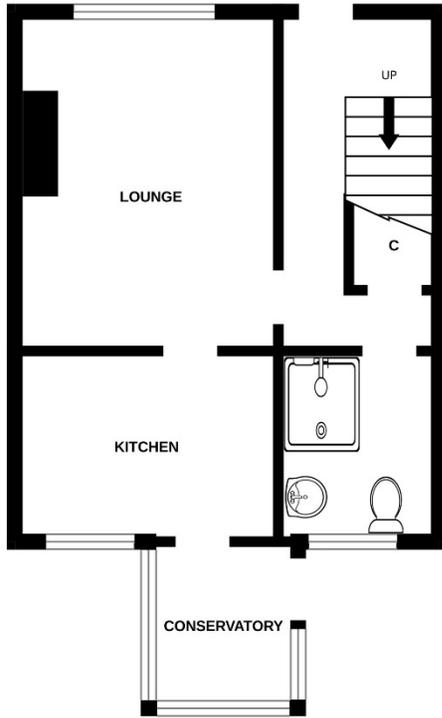


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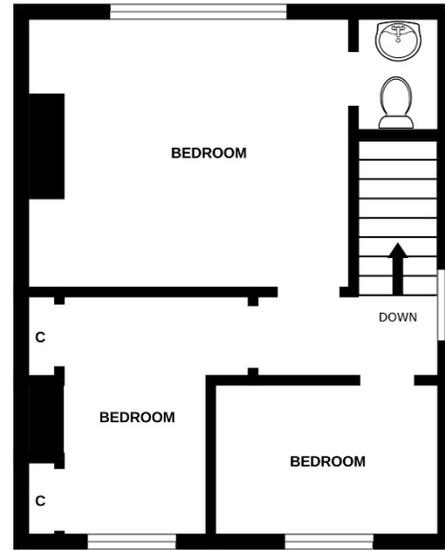
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GROUND FLOOR



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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