



MML Law

MMLAW.CO.UK

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01382 206000

property@mmlaw.co.uk

01382 206000 DUNDEE CITY | ANGUS | FIFE

11 Dean Avenue, Dundee, DD4 7LH

Offers Over
£140,000



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

Accommodation: Hall, Lounge, Kitchen, Shower-Room, 2 Double Bedrooms, Single Bedroom, Double Glazing, Gas Central Heating, Gardens.



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Description

MML are pleased 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, whilst requiring upgrading throughout, offer comfortable living and comprise:- Entrance Hall with under-stair storage cupboard and further storage cupboard within the hall, staircase to the upper floor. Good sized lounge with bay window, kitchen with door to rear garden and shower-room.

On the upper landing there is access hatch to the attic and further storage cupboard. Two double bedrooms and single bedroom..

Upgrading is required as this is reflected in the asking price.

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

Outside

Private garden grounds are located at the front, side and rear elevation.

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 Pauls Academy at secondary level.

Property Is Sold As Seen



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Viewing

To view contact the Solicitors, telephone 01382 206000.

Home Report

Contact Solicitors for a copy of the Home Report.

Accommodation

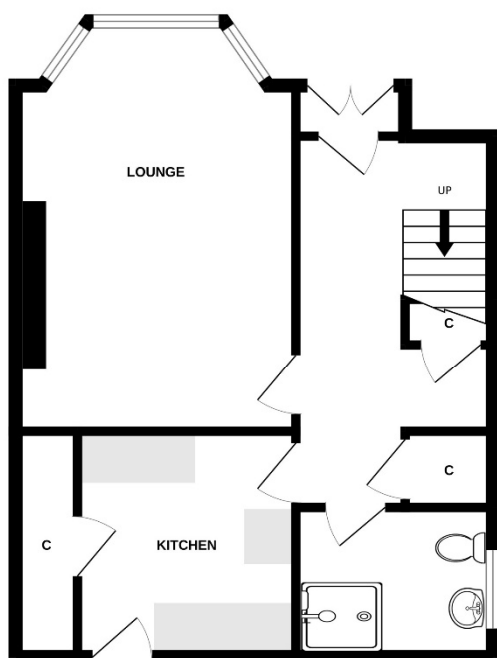
Lounge	14'9" x 12'9"
Kitchen	10'4" x 9'1"
Shower-room	5'11" x 4'9"
Bedroom 1	12'9" x 12'1"
Bedroom 2	11'11" x 10'1"
Bedroom 3	9'9" x 7'10"



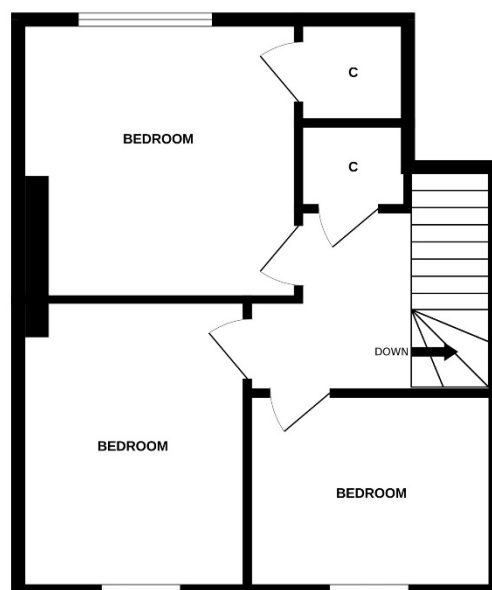
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GROUND FLOOR



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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