



MML Law

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01382 206000 DUNDEE CITY | ANGUS | FIFE

139 Byron Street, Dundee, DD3 6ER

Offers Over
£180,000



***"Extended End Terraced
Single Storey Cottage"***

Accommodation: Entrance Hall, Lounge, 2 Double Bedrooms, Kitchen, Shower-Room, Double Glazing, Gas Central Heating, Gardens, Driveway, Detached Single Garage.



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Description

Delightful extended end terraced cottage situated to the north side of Law Hill in a quiet, well established residential area.

Accommodation comprises: Entrance hall, Spacious, bright lounge, offering comfortable living space, fire surround with gas fire and storage cupboard, inner hallway with access to shower-room and kitchen. The kitchen is fitted with wall and base mounted units, electric cooker and fridge freezer. Attached utility room. The shower-room is fitted with two piece suite and separate shower cubicle housing electric shower. Two spacious double bedrooms, one benefitting from shelved storage cupboard. The second bedroom can also be utilised as a dining room.

The property benefits from gas central heating and double glazing throughout. There is also a security alarm and CCTV fitted. Some modernisation required.

Outside

The property is accessed via a private tarmac drive at the front, with a garden area laid in grass and shrubbery, including a slabbed path leading to the front entrance door.

The rear garden includes a tarmac path with a grassed lawn beyond.

Excellent opportunity for anyone looking to downsize to a property on one level.

Viewing is recommended to appreciate the accommodation on offer.

Area

The property is located within a popular and established residential area. The location allows ease of access to a wide range of amenities including schools, local shops, Dundee College and commuter bus services. In addition the property is conveniently located for access to the Kingsway with its wealth of retail and business outlets.



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Viewing

Contact Solicitors to arrange an appointment to view.

Home Report

Contact Solicitors for a copy of the Home Report.

Included In Sale

Floor coverings, light fittings, window fitments. White goods **(no warranties are given)**.
Greenhouse and garden shed.

Accommodation

Lounge	17'2" x 12'7"
Kitchen	9'7" x 6'11"
Bedroom 1	15'9" x 12'6"
Bedroom 2	11'8" x 8'2"
Bathroom	6'7" x 6'1"



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GROUND 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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