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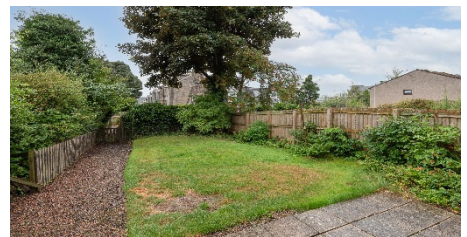
**01382 206000**

property@mmlaw.co.uk

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

5 Nelson Terrace, Dundee, DD1 2PR

Offers Over  
£230,000



***"Lovely Family Home"***

Accommodation: Entrance Vestibule leading to Hallway, Lounge, Dining Room, Kitchen, Pantry, Shower Room, Utility Room, Three Bedrooms & Family Bathroom, Gas Central Heating, Double Glazing & Gardens.



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# 5 Nelson Terrace, Dundee, DD1 2PR

## Description

Excellent opportunity to purchase this traditional mid-terraced two storey period dwelling with single storey rear projection. The property is laid out over two floors and provides excellent accommodation. Conveniently located for amenities, shops, supermarkets, bus routes and Dundee City Centre is only a short walking distance away. Universities, restaurants and other attractions are situated within walking distance. Schools at both primary and secondary levels are also close-by.

The property will make an ideal family home and viewing is highly recommended to fully appreciate what is on offer.

Accommodation comprises on the ground floor- Entrance vestibule with etched glass paneled door, reception hall with Karndean flooring and carpeted staircase to upper floor, spacious lounge with double ornate corncicing and ceiling rose, open working fireplace, dining room with ample space for dining table and chairs, kitchen fitted with a range of mounted units, pantry, shower room with walk-in shower and utility room.

On the upper level there are three good sized bedrooms, with the main bedroom having lovely views over the River Tay, and a three piece family bathroom with WC, wash hand basin and bath.

The property benefits from gas central heating throughout and double glazing.

## Outside

To the front the property is accessed via a private path and has garden grounds laid to grass with a south facing paved patio. The rear courtyard area is fully enclosed and is laid in concrete hardstanding.

## Area

Nelson Terrace is situated within a well established quiet residential area surrounded by similarly styled properties and is only a short walking distance away from Dundee City Centre. Ninewells Hospital and Dundee Technology Park are a 15 minute car journey away. The V & A and Dundee Waterfront are also close-by. There are also transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.



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## Viewing

By appointment through Solicitors on 01382 206000.

## Included In Sale

Floor coverings, window fitments where fitted and light fittings excluding the lounge.

## Home Report

Contact Solicitor for a Copy of the Home Report.



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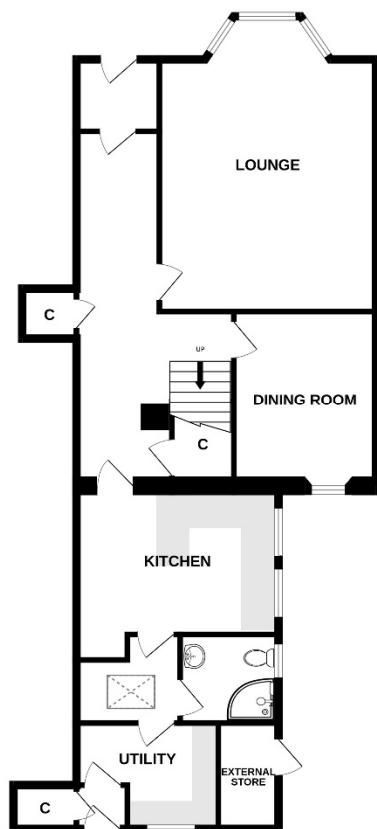
## Accommodation

|              |                |
|--------------|----------------|
| Lounge       | 21' x 14'11"   |
| Dining Room  | 14'10" x 13'3" |
| Kitchen      | 14'11" x 10'3" |
| Shower Room  | 7'1" x 7'3"    |
| Utility Room | 7'9" x 9'9"    |
| Bedroom 1    | 11'4" x 14'1"  |
| Bedroom 2    | 11' x 12'9"    |
| Bedroom 3    | 12'1" x 7'3"   |
| Bathroom     | 8'10" x 4'7"   |

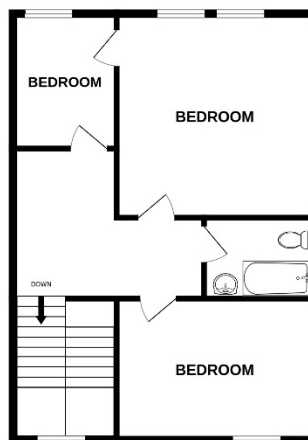


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GROUND FLOOR



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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