

Simple Approach



26A William Street, Dundee
DD1 2NL

Offers over £135,995

This well presented, newly renovated mid-terraced house on William Street, Dundee offers the perfect blend of modern style, practical living, and convenience — ideal for first-time buyers, small families, or those seeking a move-in ready home in a popular residential area. Upon entering, you are greeted by a welcoming entrance hallway that sets the tone for the property's fresh and contemporary feel. The bright and spacious lounge enjoys plenty of natural light, creating a comfortable setting. The modern kitchen is fitted with a stylish range of units, offering both functionality and a sleek aesthetic. Completing the ground floor is a convenient downstairs WC, adding to the home's everyday practicality.

Upstairs, there are two generous double bedrooms and the stylish family bathroom features a modern three-piece suite with stylish finishes.

Externally, the property benefits from a private driveway to the front, ensuring easy off-street parking, and a fully enclosed private rear garden, ideal for outdoor dining. Further benefits include gas central heating and double glazing throughout, ensuring warmth and efficiency all year round.

Situated within easy reach of local amenities, schools, transport links, and Dundee city centre, this stunning home is a fantastic opportunity for those seeking a property that is both modern and move-in ready.

Lounge

13'2" x 11'4" (4.015 x 3.46)

Kitchen

11'3" x 11'2" (3.44 x 3.41)

WC

.265'8" x 8'6" (.81 x 2.60)

Bedroom

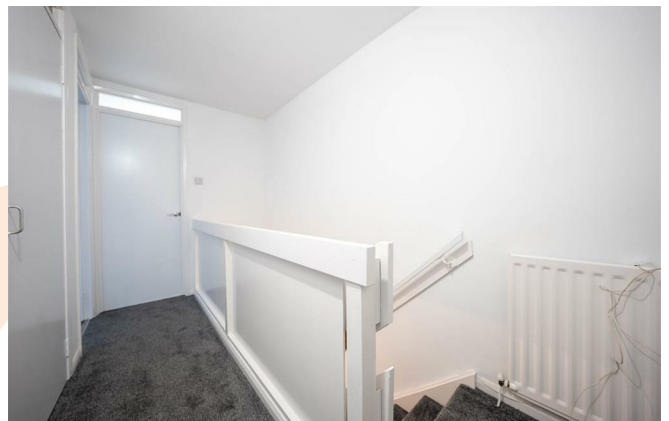
10'9" x 13'0" (3.28 x 3.98)

Bedroom

11'1" x 11'6" (3.39 x 3.51)

Bathroom

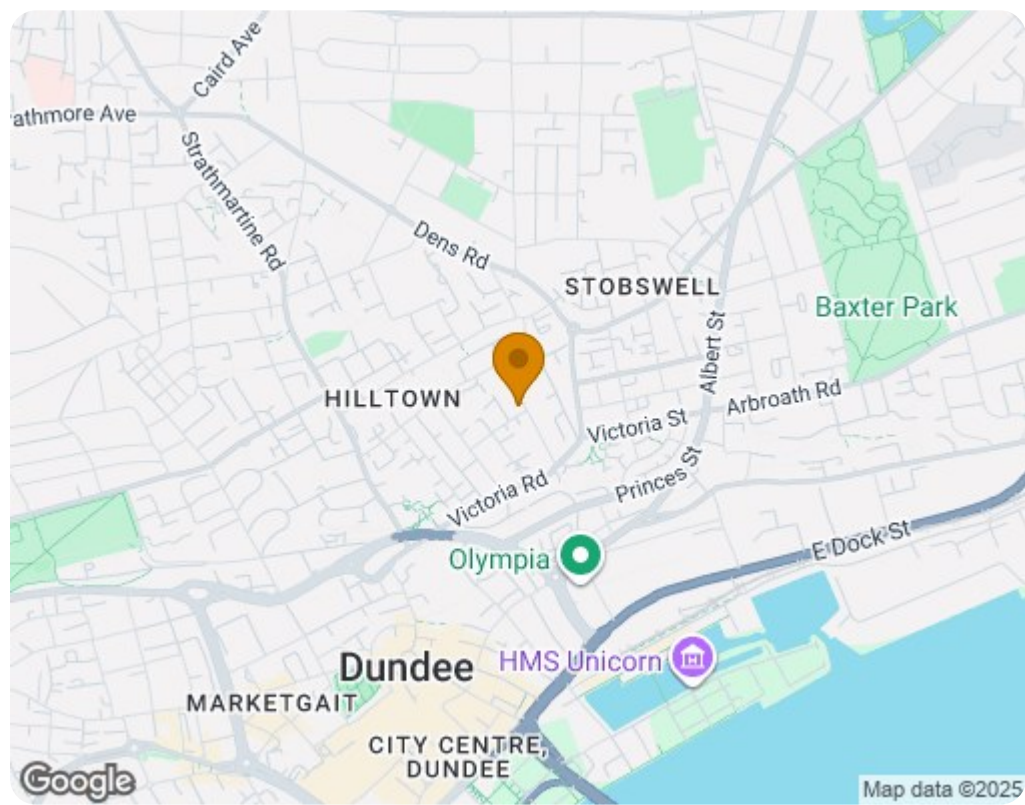
6'5" x 6'5" (1.97 x 1.97)





- Renovated mid-terraced house
- Convenient downstairs WC
- Gas central heating and double glazing throughout
- Contact our mortgage team to discuss your options
- Bright and spacious lounge
- Two generous bedrooms
- Private driveway
- Stylish fitted kitchen
- Modern family bathroom
- Fully enclosed rear garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		79
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		