

Simple Approach



8 Windsor Street, Dundee
DD2 1BP

Offers over £334,995

Set within the ever desirable West End of Dundee, this beautifully presented, newly renovated two storey traditional house comes to the market in immaculate move in condition. Windsor Street is ideally placed to take advantage of all the excellent local amenities found on the Perth Road or Dundee City Centre just minutes away.

Internal accommodation is generous at approximately 144 square meters formed over two floors. The ground floor provides; a welcoming entrance vestibule, an impressive front facing lounge with a stunning feature fireplace, a modern fitted kitchen, useful utility room, a chic WC and a ground floor bedroom. Upstairs the property enjoys further accommodation with three sizeable bedrooms and a large family bathroom with a beautiful free standing bath. Practical attributes include newly fitted gas central heating and traditional timber single glazed windows.

Externally the property has lovely kerb appeal having been freshly painted. Windsor Street further enjoys a private, fully enclosed rear garden and ample parking to the front of the property. Windsor Street lends itself to a wide range of buyers including growing families or mature couples seeking a well located home set within a peaceful, highly sought after residential area. Viewing is essential to appreciate the exceptional property on offer.

Lounge

17'2" x 14'7" (5.24 x 4.45)

Kitchen

9'11" x 12'1" (3.03 x 3.70)

Utility Room

6'11" x 5'6" (2.12 x 1.68)

Downstairs WC

2'9" x 5'6" (0.86 x 1.68)

Bedroom Four (Downstairs)

7'2" x 7'10" (2.20 x 2.40)

Bedroom One

17'1" x 13'2" (5.23 x 4.02)

Bedroom Two

10'7" x 15'1" (3.25 x 4.62)

Bedroom Three

8'6" x 12'1" (2.60 x 3.69)

Bathroom

10'4" x 8'11" (3.15 x 2.74)

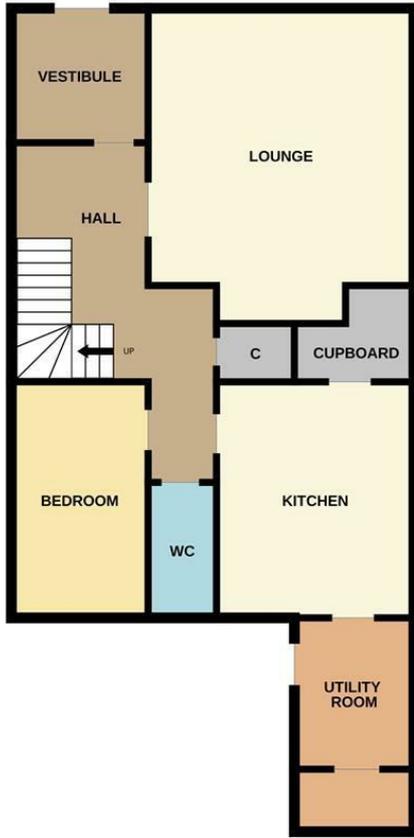




- Newly Renovated Throughout
- Bright Front Facing Lounge
- Stunning Fire Place Features
- Private, Fully Enclosed Rear Garden
- Two Storey Traditional Villa
- Modern Fitted Kitchen
- Highly Sought After Residential Location
- Four Generous Bedrooms (One Ground Floor)
- Chic Family Bathroom
- Newly Fitted Gas Central Heating



GROUND FLOOR
75.8 sq.m. approx.



1ST FLOOR
68.6 sq.m. approx.



TOTAL FLOOR AREA: 144.4 sq.m. approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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			82
(81-91) B			
(69-80) C		64	
(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	