

# 10 Gorrie Terrace

DOWNFIELD, DUNDEE, DD3 9RD



*Upgraded with a new roof, windows, boiler, and shower in 2024, this three-bedroom home offers space, convenience and potential*



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McEwan Fraser Legal is delighted to present this three-bedroom house in Dundee, offering an appealing mix of space, practicality and recent investment in key upgrades. A new roof, windows, boiler and shower were all installed in 2024, giving peace of mind on the essentials and leaving scope for a new owner to put their own stamp on the interiors.

# THE LOUNGE



The ground floor has a bright, generously sized living room and a fitted kitchen with integrated appliances.



# THE KITCHEN







Upstairs, there are two comfortable double bedrooms with built-in storage, a smaller third bedroom also with storage, and a family bathroom with modern fittings.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





Outside, the property includes a front garden and a private rear garden. The location provides excellent access to the A90, making travel around Dundee and further afield straightforward, while schools, shops and everyday amenities are all within easy reach.

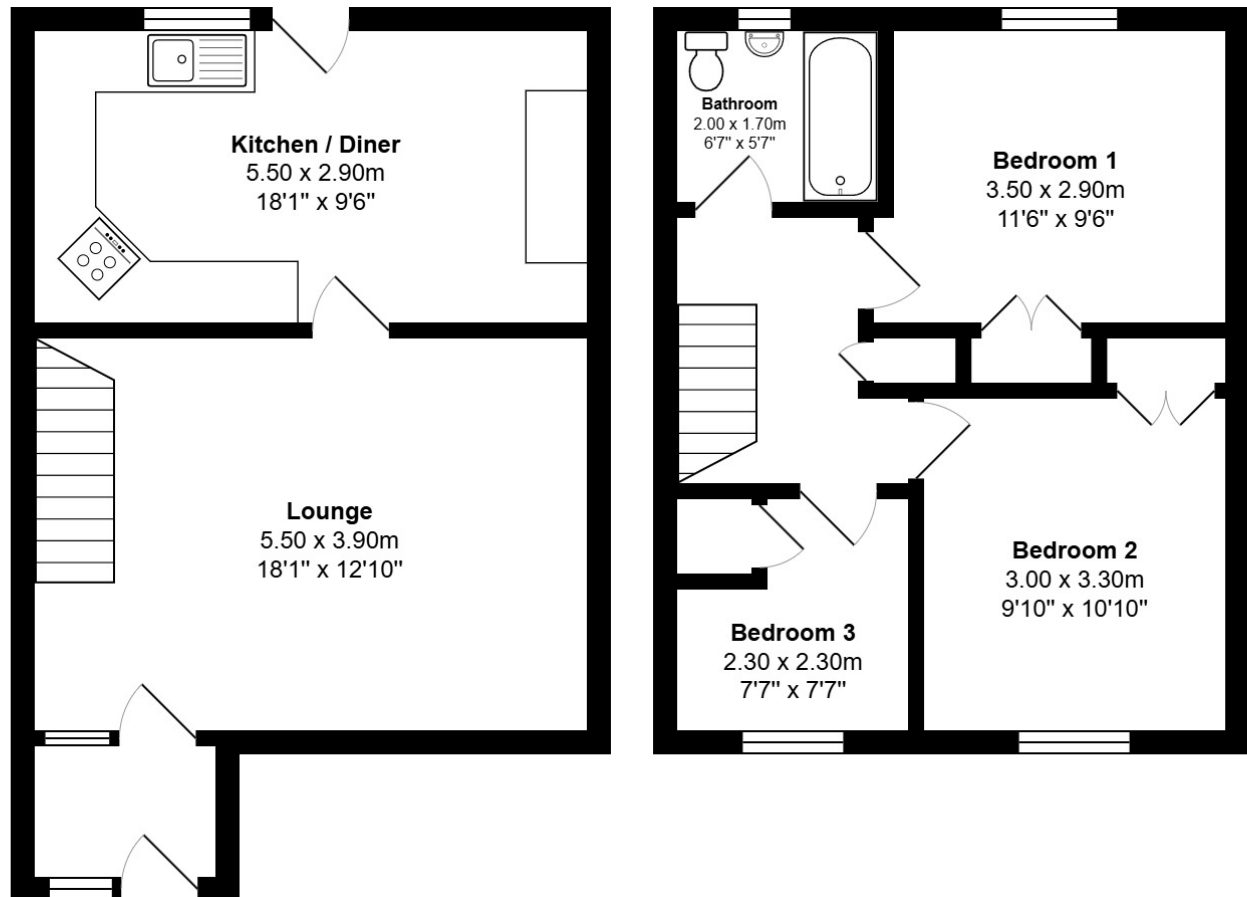
This home represents a solid opportunity for buyers looking for well-maintained essentials in place and the chance to update the decorative finish to personal taste. Viewing is strongly encouraged.

## EXTERNALS & VIEWS



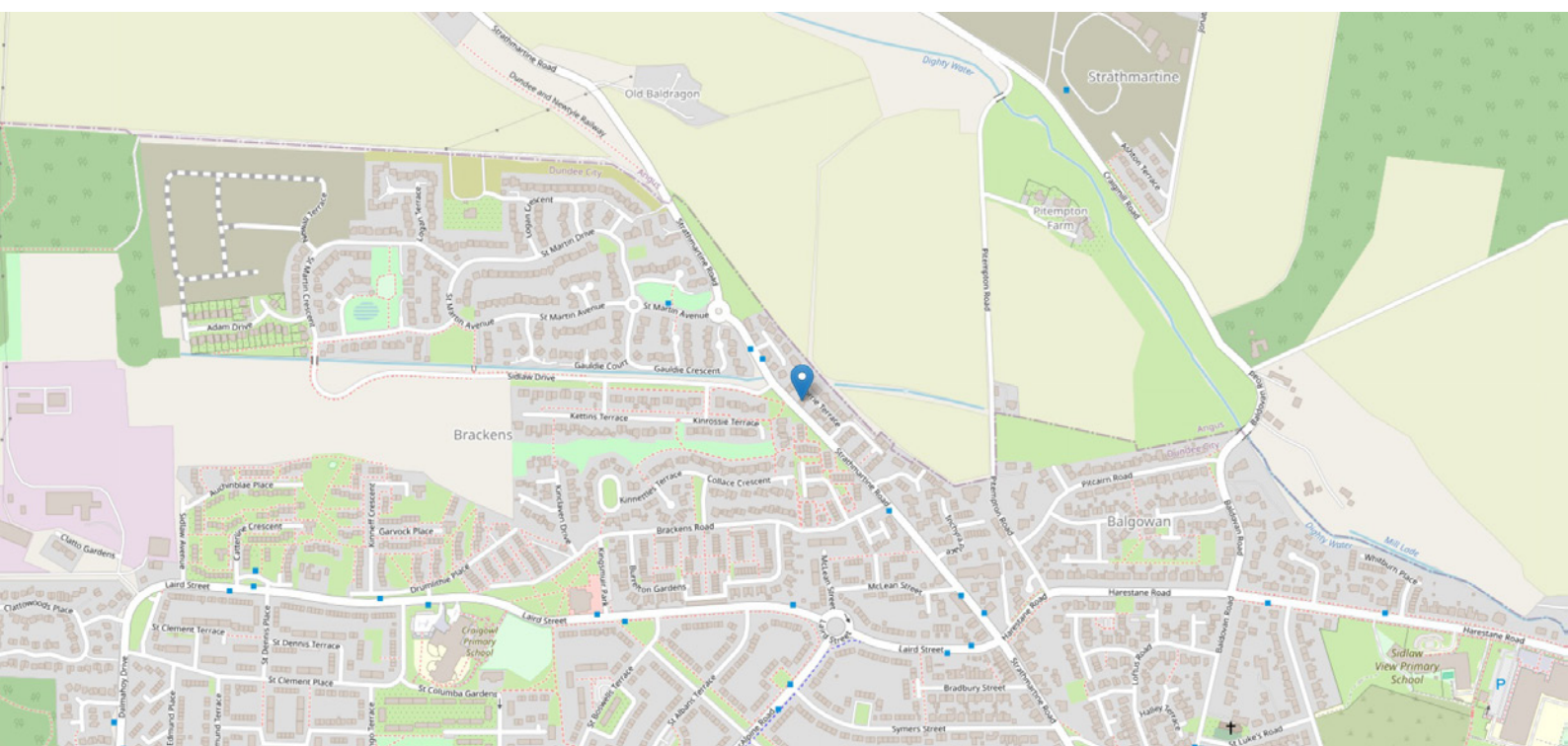


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 79m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Located within a well-established residential area to the north of Dundee, this address is ideally placed for families and professionals alike. The catchment includes St Andrew's RC Primary, Downfield Primary and Craigowl Primary, with St Paul's Roman Catholic Academy nearby for secondary education, alongside a choice of nurseries and early years provision.







Everyday essentials can be found close to hand, with local shops, supermarkets and cafés serving the community, while Dundee city centre offers extensive retail, leisure and cultural attractions just a short journey away. Green spaces and parks are easily accessible, providing welcome opportunities for recreation and relaxation.

Transport links are excellent, with frequent bus services into the city, good road connections and access to Dundee railway station offering routes to Edinburgh, Glasgow and Aberdeen, making commuting straightforward.

This combination of strong schooling, local amenities, and connectivity ensures the location is both practical and appealing for a wide range of buyers.



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