



HARMONY HOMES
ESTATE AGENCY



9 St. Marys Road, Dundee, DD3 9DH

Offers over £280,000



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FOR SALE
HARMONY HOMES
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01382 819155
www.harmonyhomesagency.com

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9 St. Marys Road

Dundee, DD3 9DH

We are thrilled to welcome to the market this nicely situated semi-detached Victorian Villa in the sought after residential area of Dundee. Properties with this degree of elegance and charm are rare to the market therefore viewing is vital to appreciate the beauty of this family home and all the traditional features throughout, this is a home that can grow with your family.

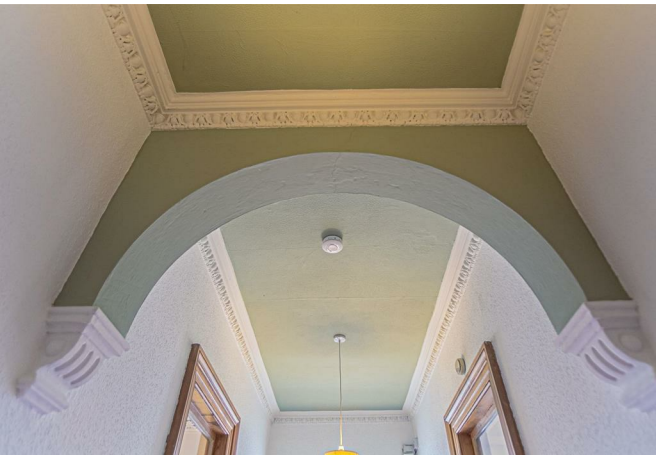
As you approach this impressive home, you'll be greeted by double enclosed gates, providing a feeling of privacy and seclusion. Once inside, a spacious driveway awaits with space for two cars. Following the long path that leads up to the stunning traditional home, creating a truly enchanting entrance.

This home offers extensive and adaptable accommodation which comprises entrance vestibule, bright lounge with charming, canted bay window and gas fireplace, a versatile sitting room or potential fourth bedroom, a spacious open-plan kitchen/dining area benefiting from a gas fireplace and French doors opening to the private enclosed garden, a convenient downstairs WC, a practical utility room with garden access and a delightful sunroom.

Ascending the impressive balustrade to the first floor reveals Velux windows that flood the grand spacious hallway with natural light, you'll then discover an enormous master-bedroom complete with built in wardrobes. Additionally, there are two more generously sized bedrooms also with fitted wardrobes, laundry cupboard, family bathroom and separate shower room.

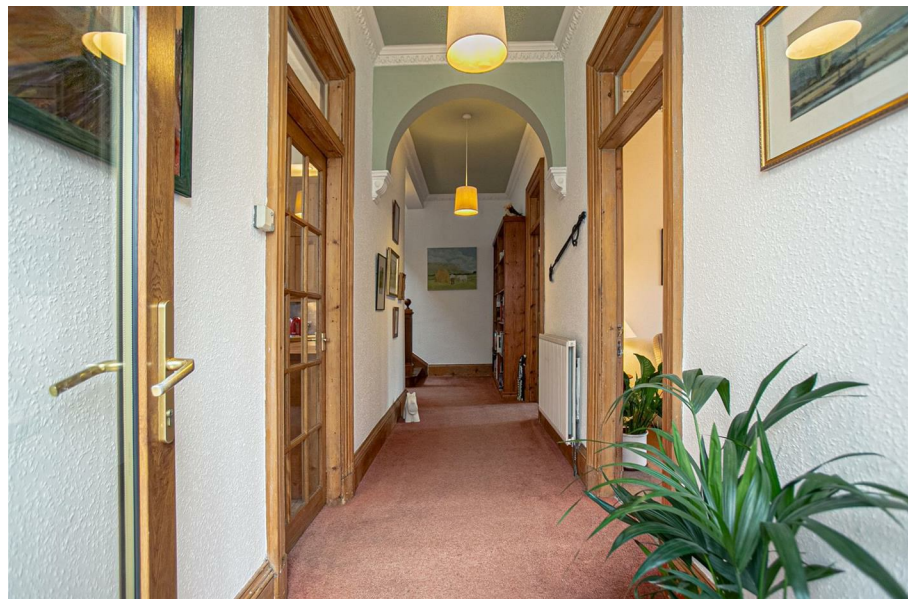
Externally the property boasts an extensive private rear garden that has been meticulously maintained, offering both beauty and tranquillity. Additionally, a summer house and patio area to bask in the gorgeous surroundings and soak up the sunshine all day long.

The comprehensive list of attributes includes gas central heating, double glazing, useful storage cupboards throughout and countless charm features including exquisite coving, ceiling medallions, tall skirting boards, Velux windows, canted bay windows





Directions

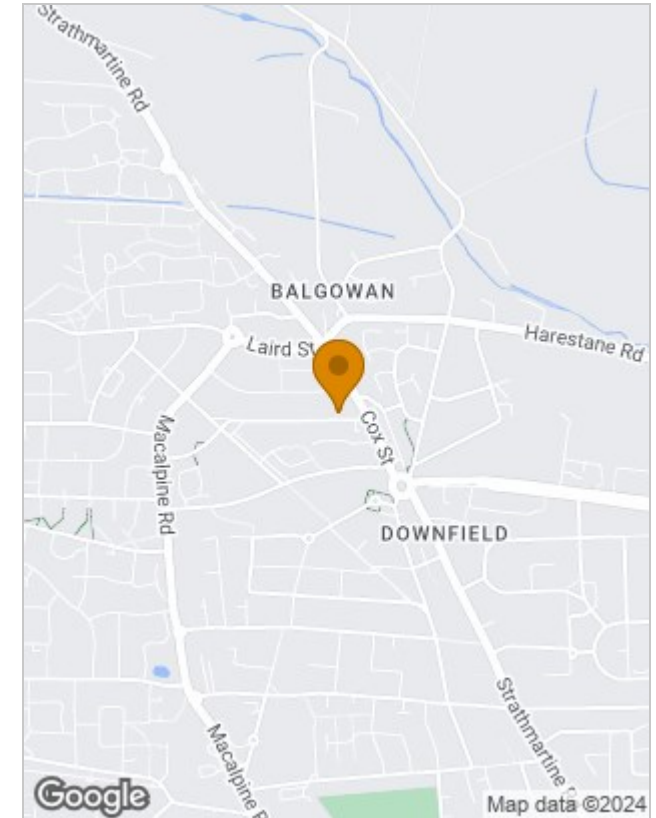




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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