



**HARMONY HOMES**  
ESTATE AGENCY



6 Maryfield Terrace, Dundee, DD4 7AE

Offers over £180,000





  
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6  
Maryfield Terrace

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Offers over £180,000

# 6 Maryfield Terrace

Dundee, DD4 7AE

Welcome to Maryfield Terrace, Dundee - a charming flat with a perfect blend of traditional features and modern twists! This purpose-built property, boasting 1,259 sq ft of space, offers a glimpse into the elegance of 1900 with its coving, cornicing, and grand bay windows.

Step inside to discover a huge open-planned space that seamlessly combines the kitchen and lounge area. Privacy is key with double doors separating the two, allowing for intimate gatherings or peaceful relaxation. The modern twist in the kitchen and bathroom adds a touch of contemporary living to this classic beauty.

One of the highlights of this property is the private south-facing garden, ideal for enjoying sunny afternoons or hosting outdoor gatherings. Imagine sipping your morning coffee surrounded by lush greenery and chirping birds - pure bliss!

Convenience is at your doorstep with just a few minutes' drive to both the city centre and Broughty Ferry. The property's proximity to the Kingsway ensures excellent connectivity to various amenities and destinations. Additionally, schools and a college within walking distance make this location perfect for families or students.

Don't miss the opportunity to make this flat your new home - where historic charm meets modern comfort in a prime Dundee location.



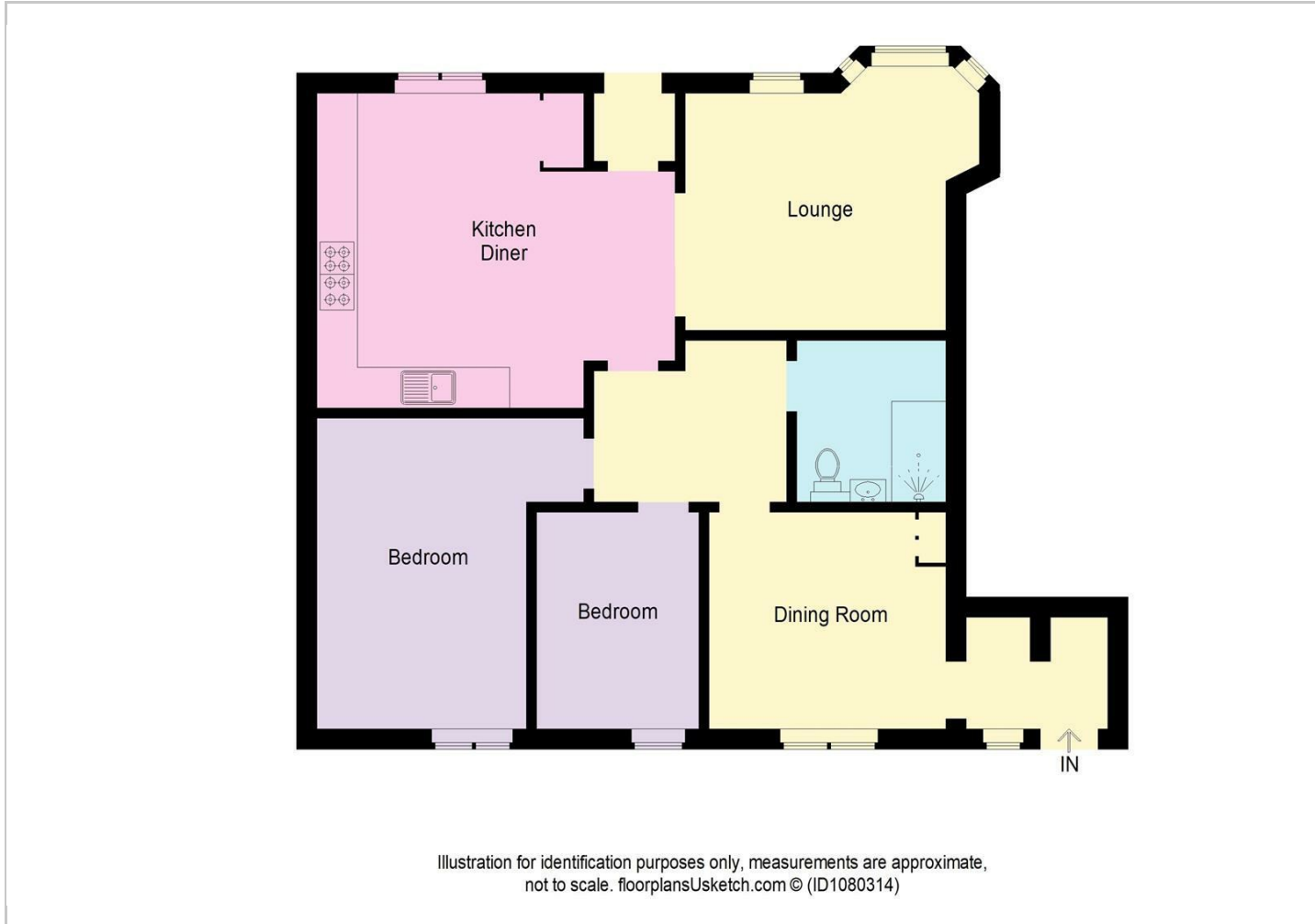


Directions





## Floor Plans



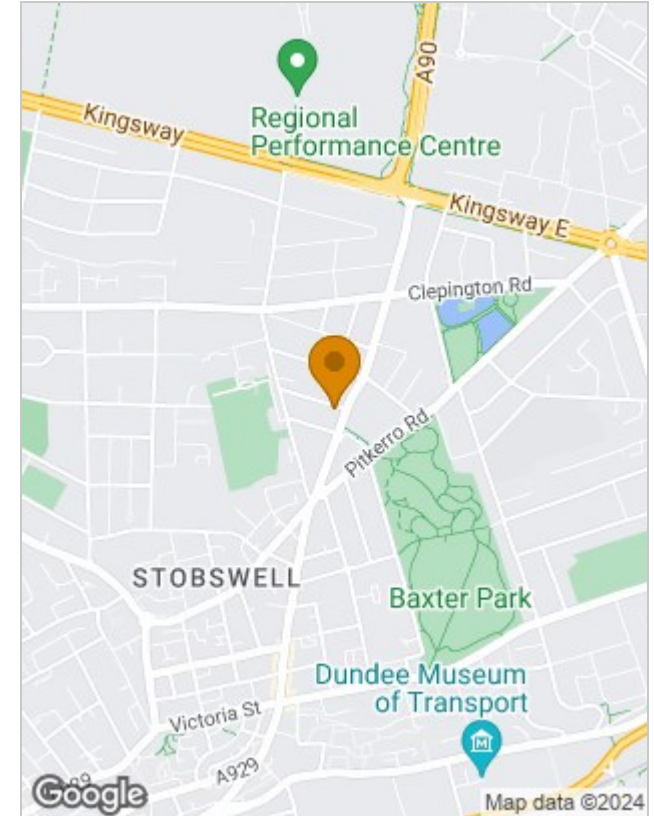
## Viewing

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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## Location Map



## Energy Performance Graph

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