

Simple Approach



Estate Agents



**6 Livingstone Terrace, Dundee  
DD3 8RJ**

**Offers over £112,995**



## 6 Livingstone Terrace, Dundee, DD3 8RJ

This well-presented, three-bedroom semi-detached home on Livingstone Terrace, Dundee, offers a comfortable and modern living space, perfect for families or first-time buyers. The property features a spacious lounge with ample natural light, a sizeable kitchen with space for dining, and three generously sized bedrooms, providing flexibility for family living or a home office. Practical attributes include gas central heating and double glazing.

The highlight of this home is its private rear garden, ideal for outdoor relaxation, entertaining, or gardening. The property is located in a sought-after residential area, with excellent local amenities, schools, and transport links nearby. A fantastic opportunity to secure a lovely home in a desirable Dundee location.

### Lounge

13'7" x 12'0" (4.15 x 3.67)

### Kitchen

14'6" x 8'6" (4.44 x 2.60)

### Shower Room

4'10" x 6'11" (1.48 x 2.12)

### Bedroom One

10'1" x 11'10" (3.08 x 3.61)

### Bedroom Two

9'4" x 10'5" (2.87 x 3.18)

### Bedroom Three

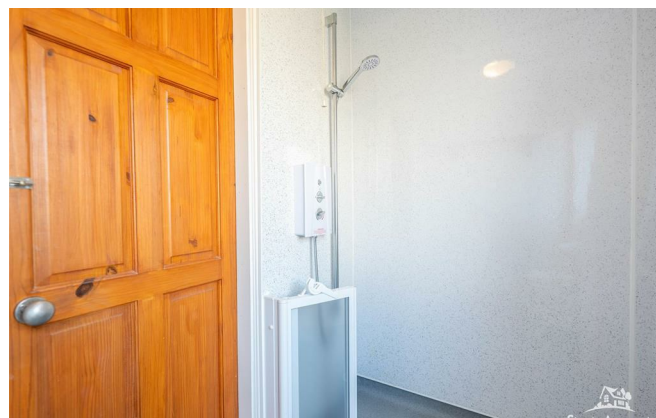
10'4" x 10'4" (3.17 x 3.16)



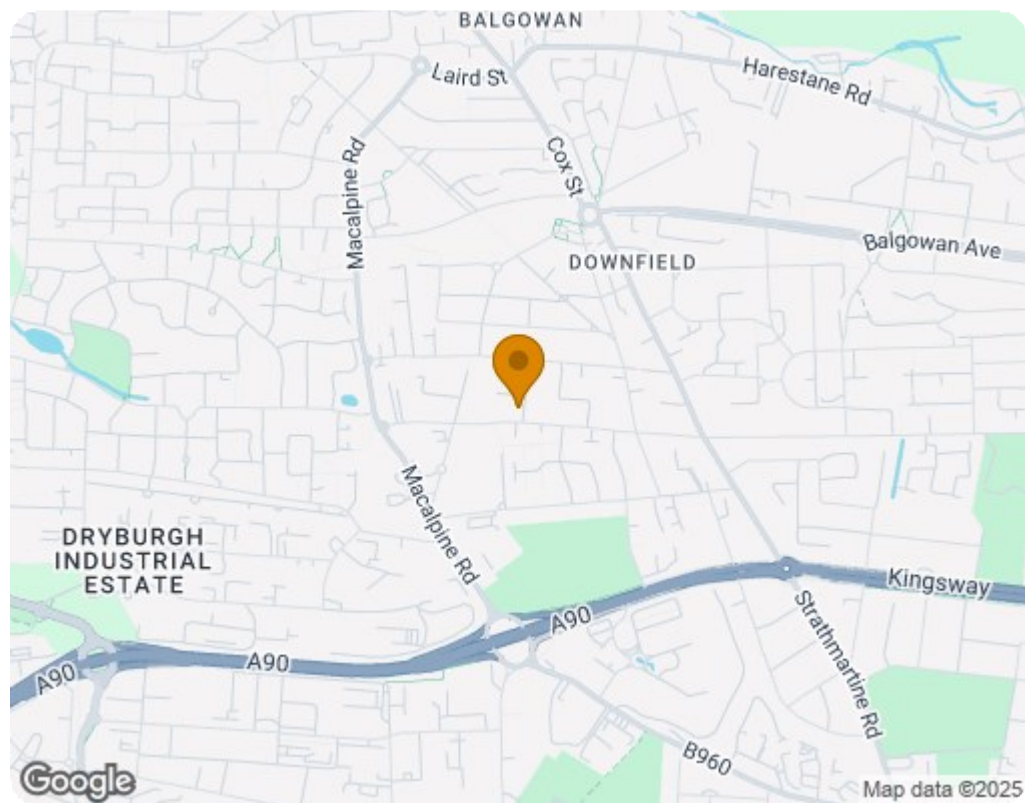
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- Semi Detached House
- Gas Central Heating & Double Glazing
- Private Rear Garden
- Three Bedrooms
- Bright Front Facing Lounge
- On Street Parking
- Highly Sought After Location
- Sizeable Kitchen







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C	66	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		