

Simple Approach



**58 St. Edmund Place, Dundee
DD3 9NW**

Offers over £110,000

This end-terraced house on St Edmund Place, Dundee presents an excellent opportunity for buyers looking to put their own stamp on a property. While the home requires upgrading and modernisation throughout, it offers generous proportions and fantastic potential, making it ideal for investors, first-time buyers, or those seeking a rewarding project.

The accommodation is well laid out and comprises a spacious lounge, a good sized kitchen, two well-proportioned bedrooms, and a bathroom. With the right upgrades and modernisation, the interior could be transformed into a comfortable and stylish home. Further benefits include gas central heating and double glazing, providing a solid foundation for improvement. Externally, the property enjoys a private driveway to the front, offering convenient off-street parking, along with a particularly generous garden space. Overall, this is a fantastic opportunity to acquire a property with great bones in a popular Dundee location, offering plenty of scope to add value and create a lovely home.

*** Please Note; all services/appliances have not and will not be tested ***

Living Room

20'0" x 10'4" (6.11 x 3.16)

Kitchen

6'0" x 12'5" (1.84 x 3.81)

Bedroom One

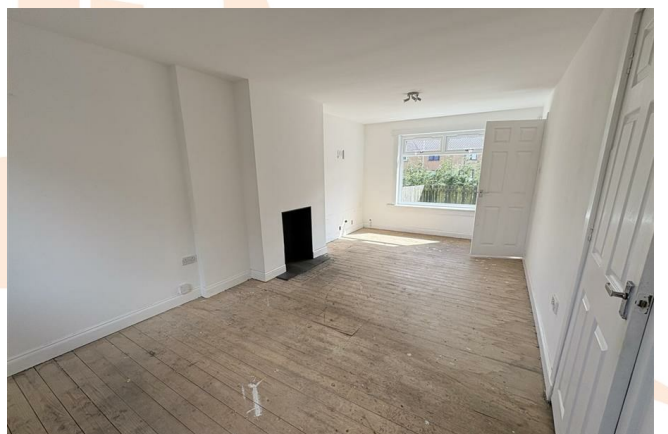
13'9" x 9'4" (4.21 x 2.86)

Bedroom Two

10'5" x 9'1" (3.18 x 2.78)

Bathroom

6'3" x 6'6" (1.92 x 2.00)

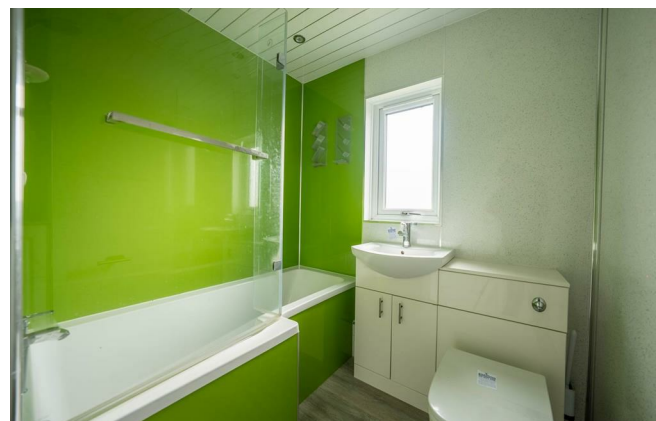


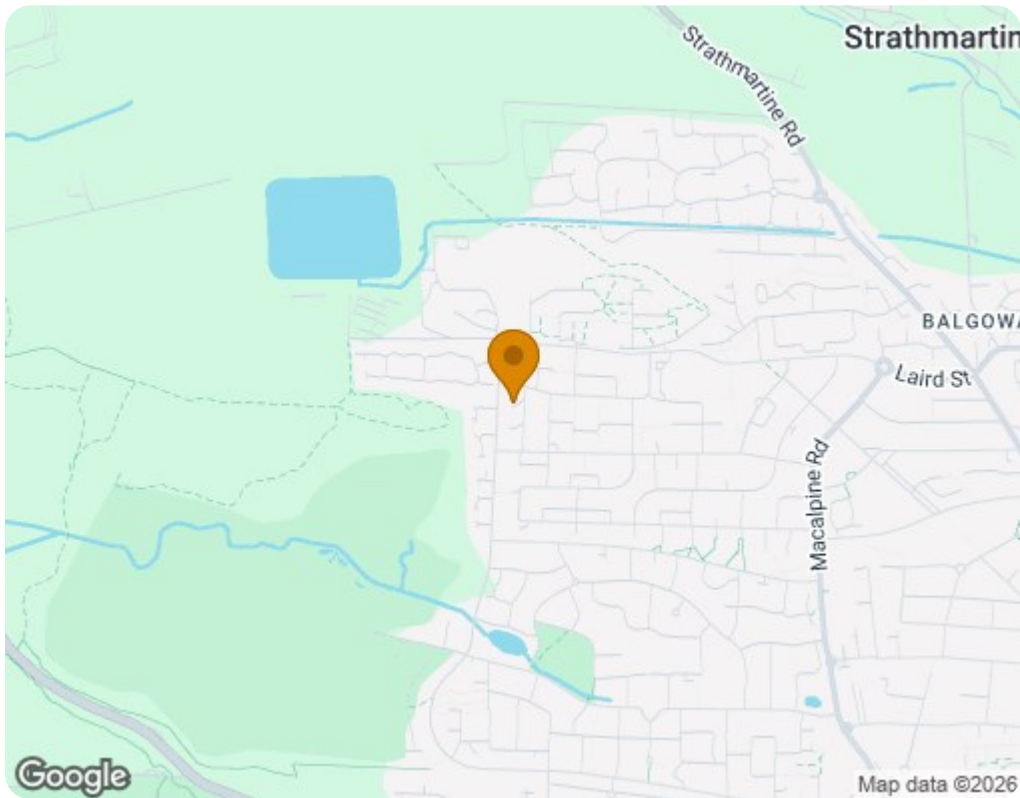


- End Terraced House
- Good Sized Kitchen
- Private Driveway

- Two Generous Bedrooms
- Sizeable Private Rear Garden
- Sought After Location

- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing
- ALL SERVICES / APPLIANCES HAVE NOT AND WILL NOT BE TESTED





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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		
(81-91) B		
(69-80) C	70	75
(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