

Simple Approach



Estate Agents



**11 Doon Terrace, Dundee
DD4 8EW**

Offers over £93,995

This semi-detached house on Doon Terrace, Dundee, offers excellent potential for those looking to create a home tailored to their own tastes and requirements. While the property would benefit from upgrading, it provides spacious and versatile accommodation set over two floors and is an ideal opportunity for buyers seeking a project.

The accommodation comprises a bright lounge, sizeable kitchen, two well-proportioned bedrooms and a shower room. Externally, the property benefits from private garden grounds to both the front and rear, along with ample on-street parking.

Situated in a great location, this property would be particularly well suited to first-time buyers, investors or couples looking for a home they can put their own stamp on. With plenty of potential, this is an excellent opportunity to create a comfortable home in a popular Dundee location.

Lounge

14'5" x 13'10" (4.40 x 4.24)

Kitchen

8'6" x 14'0" (2.60 x 4.27)

utility

8'1" x 2'9" (2.475 x .091)

Bedroom

13'10" x 10'6" (4.22 x 3.21)

Bedroom

11'1" x 10'2" (3.39 x 3.11)

Shower room

6'8" x 7'7" (2.04 x 2.32)

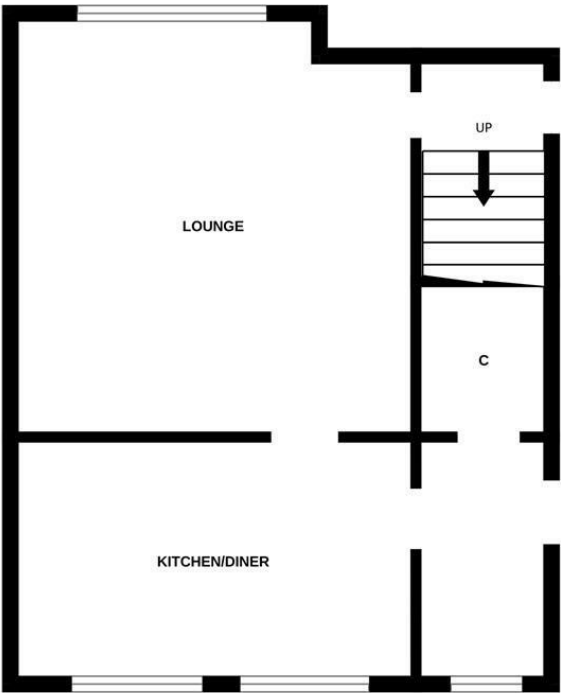




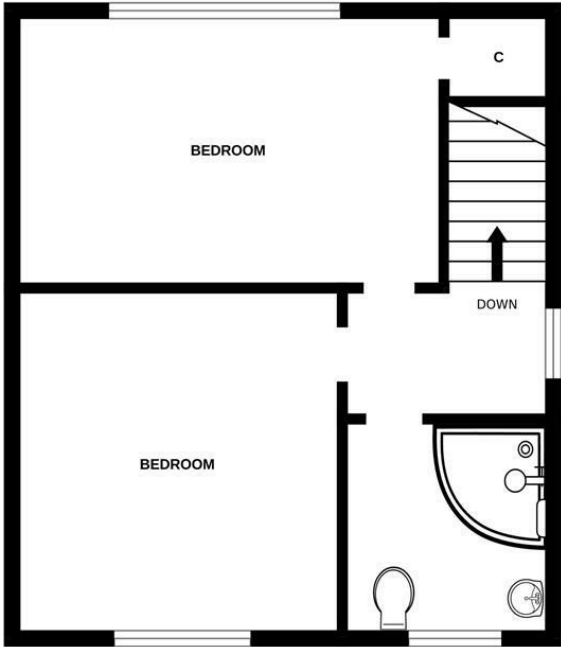
- Semi Detached House
- Two Bedrooms
- Bright Lounge
- Sizeable Kitchen
- Private Garden To The Front & Rear
- Ample On Street Parking
- Gas Central Heating
- Double Glazing



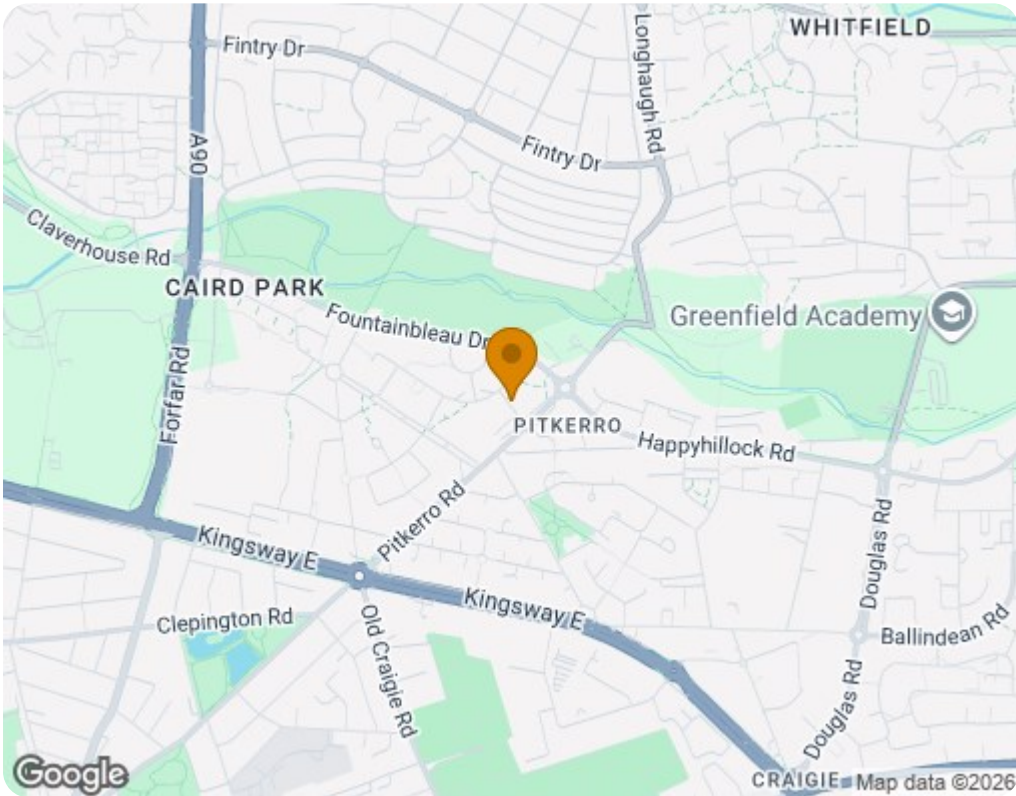
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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	74
(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		