



RALPH SAYER
SOLICITORS & ESTATE AGENTS

16 Earlston Avenue

North East, Dundee, DD4 0TH

16 Earlston Avenue

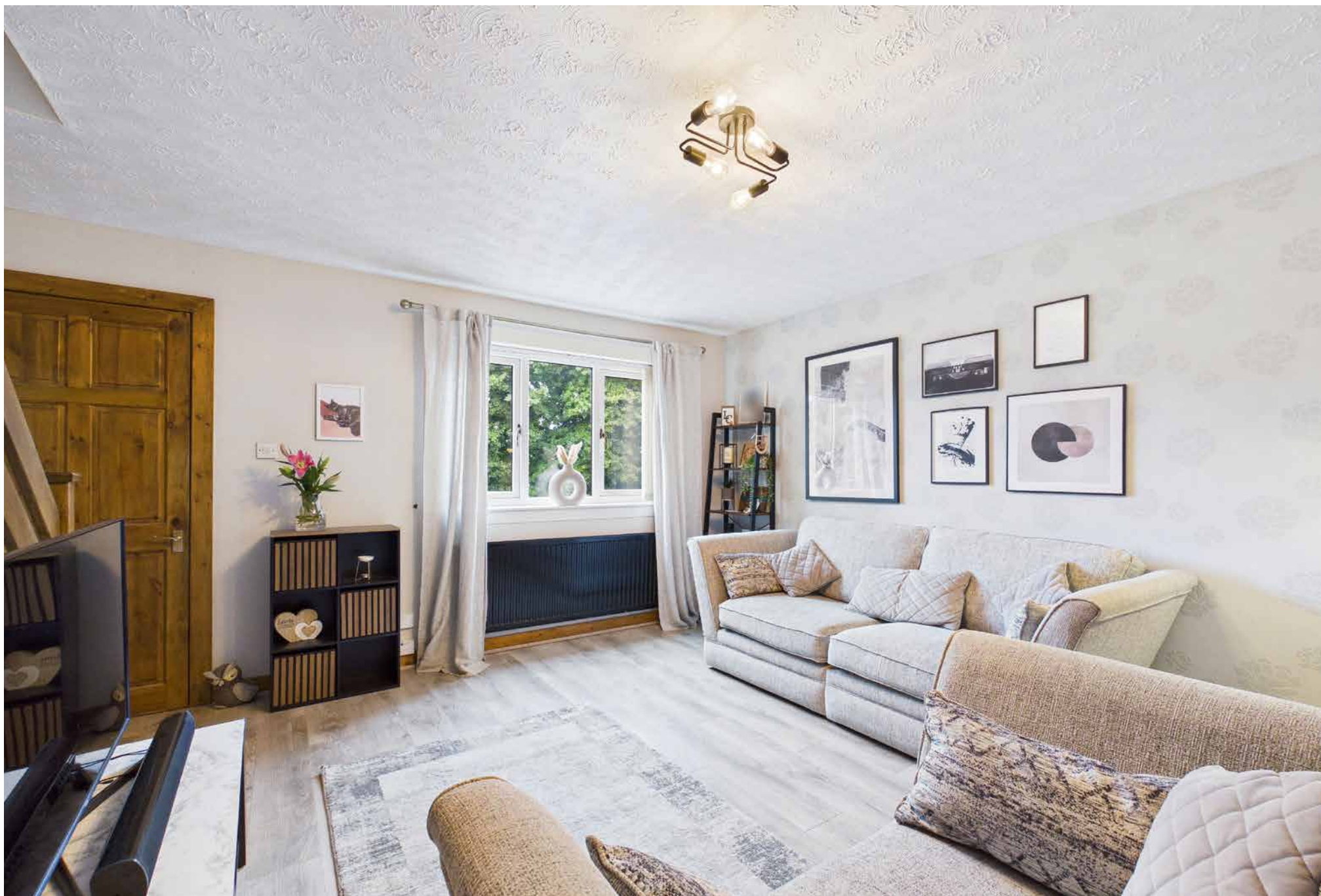
Situated in a well-established residential suburb in Dundee, this appealing two-bedroom semi-detached house offers a fantastic opportunity for first-time buyers, young families, commuting professionals, couples and downsizers alike. Excellent local amenities, including shops, supermarkets, schools, parks, and regular bus services, are all within easy reach, while Dundee city centre is just a 12-minute drive away. The home itself features a generous living room, a well-appointed dining kitchen with direct access to the sunny enclosed rear garden, two comfortable bedrooms with storage, and a modern shower room. A private driveway and a fitted alarm system complete this attractive home.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Property Summary

- Two-bedroom semi-detached house
- Set within a residential suburb in Dundee
- Entrance porch
- Generous living room for relaxing and entertaining
- Well-appointed kitchen and dining room
- Direct garden access from the kitchen
- Landing with storage
- Spacious main bedroom with storage
- Versatile sunny second bedroom with wardrobe
- Modern shower room
- Private sunny, enclosed rear garden
- Private driveway for off-street parking
- Gas central heating and double glazing
- A fitted alarm system
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £160,000







The accommodation boasts
an open-plan kitchen and
dining room, a large living
room and a three-piece
shower room







Spacious main bedroom
with storage and a versatile
sunny second bedroom
with wardrobe





Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



CHARTERED FIRM

Zoopa.co.uk **rightmove** **onTheMarket.com**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Main Floor



Floor Level 2



Approximate total area*
61.1 m²
656 ft²

(*) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

