

31 Melrose Terrace

DUNDEE, DD3 7QW



*CHARMING THREE-BEDROOM
SEMI-DETACHED HOUSE*



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Welcome to this charming 3-bedroom semi-detached house, nestled in a popular location close to shops, schools, and football stadiums. The ground floor boasts a convenient downstairs toilet, a spacious living/dining room perfect for entertaining, and a modern fitted kitchen featuring a built-in fridge freezer, washing machine, and cooker. The kitchen seamlessly connects to the rear garden through a welcoming door.

Upstairs, three well-appointed bedrooms await, including an ensuite to the master, fitted wardrobes, and a three-piece bathroom suite. Additional features include UPVC double glazing, gas-fired central heating, and ample off-street parking with a driveway for two cars. The enclosed rear lawned garden provides a private outdoor retreat, while a garage with an up-and-over door, light, and power adds practicality to the front.

This residence effortlessly combines modern amenities with a prime location, offering a comfortable and well-connected living experience.







Bedroom 1





Bedroom 2



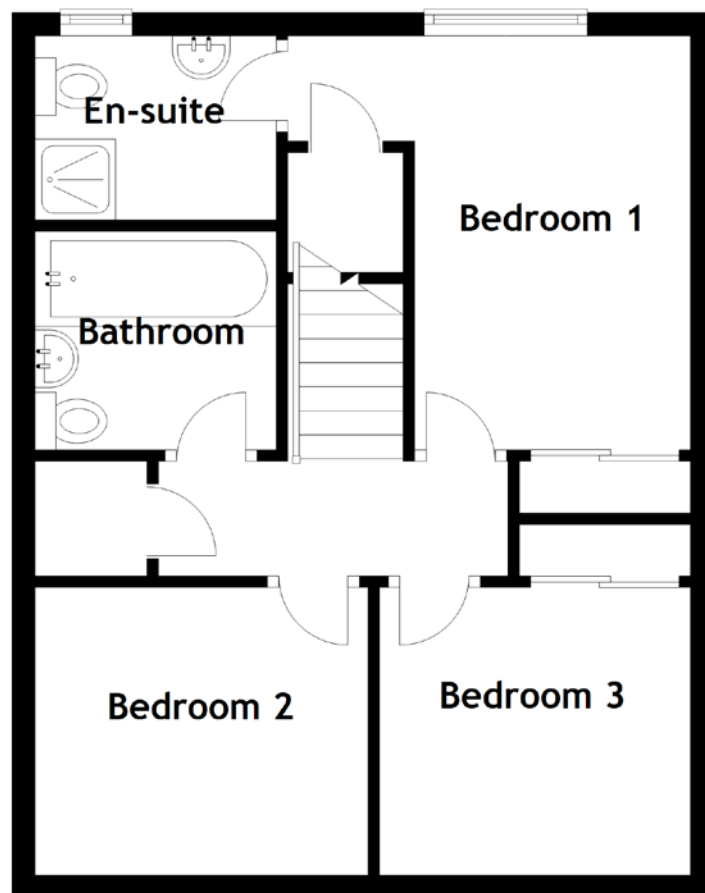
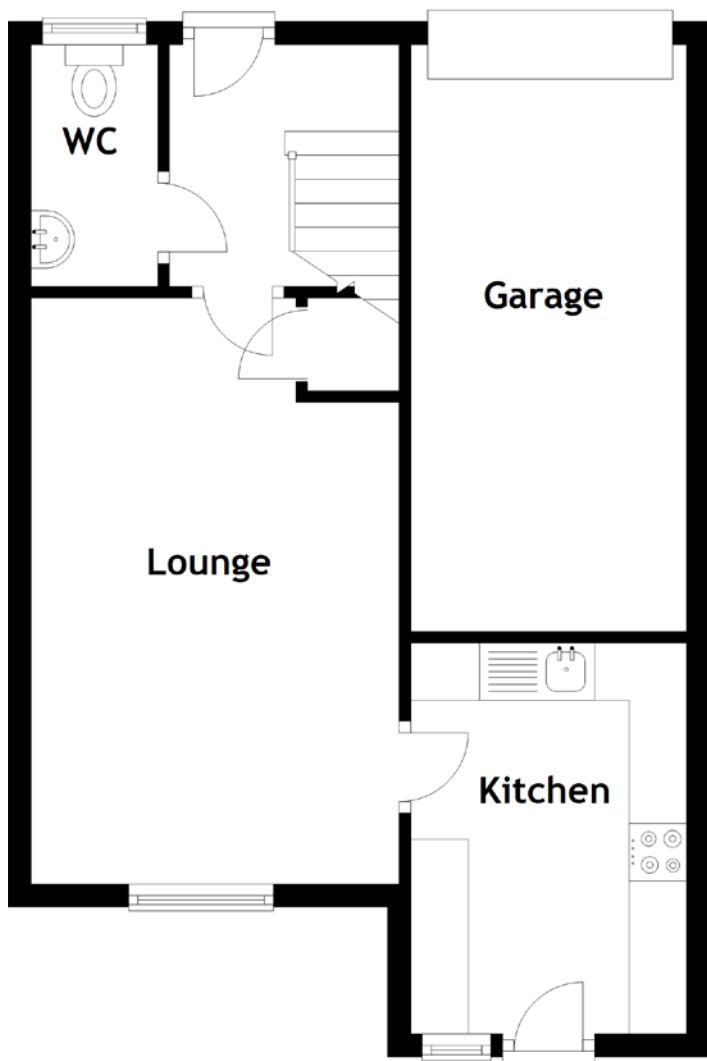


Bedroom 3









Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 3.20m (10'6")
Kitchen	3.40m (11'2") x 2.40m (7'10")
Bedroom 1	3.60m (11'10") x 3.50m (11'6")
Bedroom 2	2.90m (9'6") x 2.50m (8'2")
Bedroom 3	2.70m (8'10") x 2.50m (8'2")
Bathroom	2.10m (6'11") x 1.90m (6'3")

En-suite	2.10m (6'11") x 1.60m (5'3")
WC	2.10m (6'11") x 1.10m (3'7")
Garage	5.10m (16'9") x 2.40m (7'10")

Gross internal floor area (m²): 75m²

EPC Rating: C





Modern Dundee is known as the 'City of Discovery' - a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city. It is home to the biomedical and technological industries and The Victoria and Albert Dundee. Dundee has two world-class universities, excellent schools and a leading further education college and an excellent range of leisure facilities to cater for all the family.

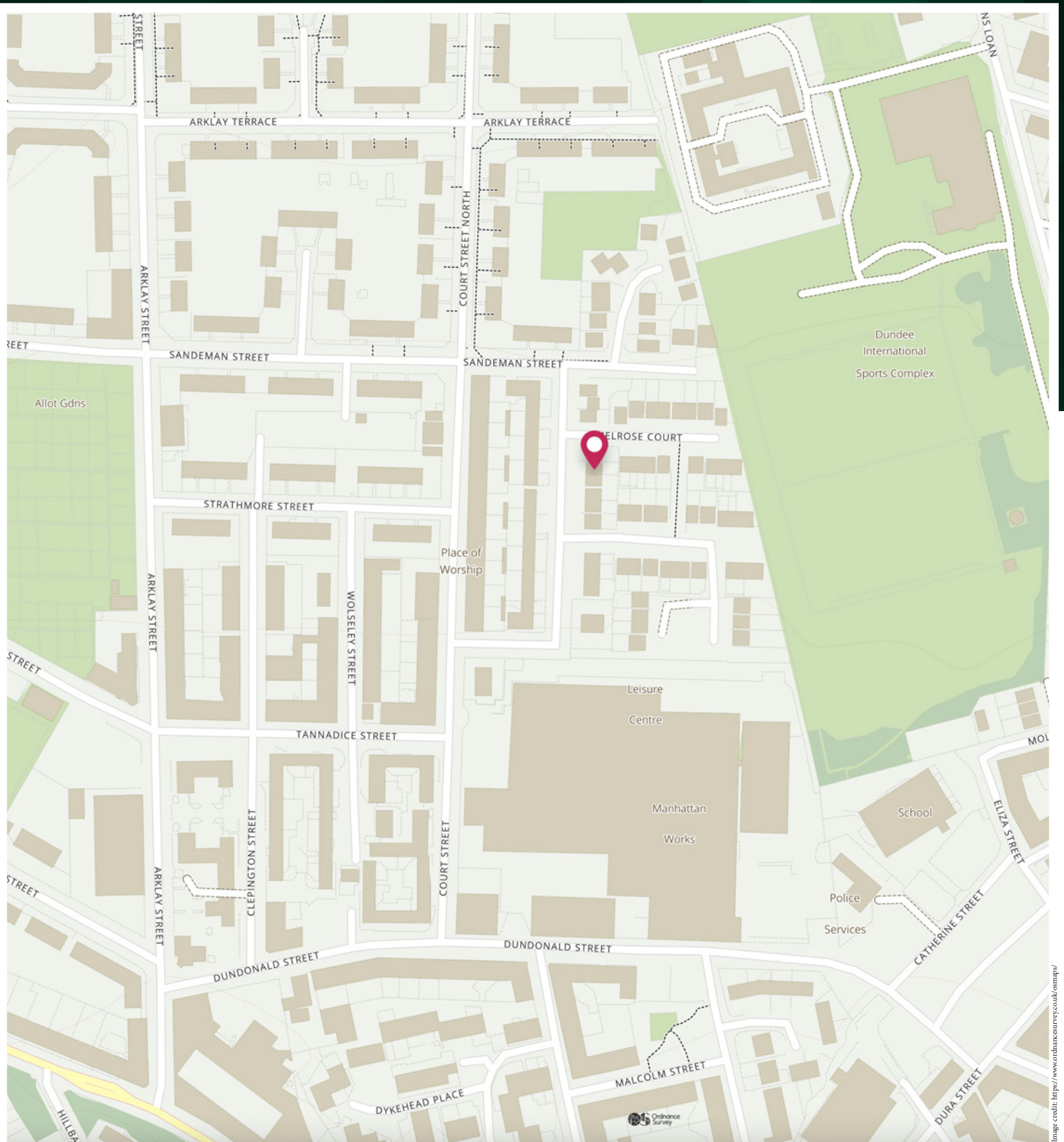
Dundee provides an excellent range of shops and professional services, together with good leisure facilities. It is an established centre of excellence in education and life sciences and has renowned cultural facilities.

Dundee Airport offers commuting opportunities and, of course, the rail station provides national links.

The Location



The Location



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**Part
Exchange
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THE SUNDAY TIMES
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Text and description
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Surveyor



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Photographer



Layout graphics and design
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Designer

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