

8 Coupar Angus Road, Dundee, DD2 3HN

Fixed Price £245,000

Home Report £275,000

Contact Solicitors for an appointment to view on

01382 203000

or client direct on

07770775824

Chamber Practice





- **HMO Potential**
- **Ideal Student Accommodation**
- **Development Opportunity**
- **Extended Stone Built Villa**
- **Entrance Vestibule**
- **Lounge With Bay Window**
- **Dining Kitchen**
- **Reception/Office**
- **10 Bedrooms**
- **Bathroom & Shower Rooms**
- **Several Storage Rooms**
- **Gas Central Heating**
- **Period Features**
- **Private Gardens**
- **Off Street Parking**

Excellent opportunity to purchase this substantial semi-detached traditional stone built villa, currently being run as a Guest House, located in a popular location within close proximity of many amenities including schools and nursery, Stack Retail Park, Lochee High Street and excellent public transport links. The Kingsway arterial route, Ninewells Teaching Hospital and the Technology Park are all within a short drive of the property.

The subjects retain many period features and offer potential to continue as a Guest House, conversion to a superb family home or development opportunity for conversion to several individual flats, subject to local authority planning permission.

Accommodation over four levels comprises: entrance vestibule; spacious hallway; large reception room with bay window; dining kitchen; 2 bedrooms, one en-suite; shower room and reception/office with staircase to the lower floor which has 2 bedrooms; a shower room and 4 large storage rooms. On the second floor there are 4 bedrooms and a shower room and a carpeted staircase leading to the top floor which has 2 bedrooms; a bathroom and 2 separate shower rooms. Externally there is an enclosed garden to front with driveway and private garden/parking facilities to the rear.

It is anticipated this particular property will appeal to a variety of purchasers and early viewing is highly recommended to appreciate the extent of the property and development potential on offer.

Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit

















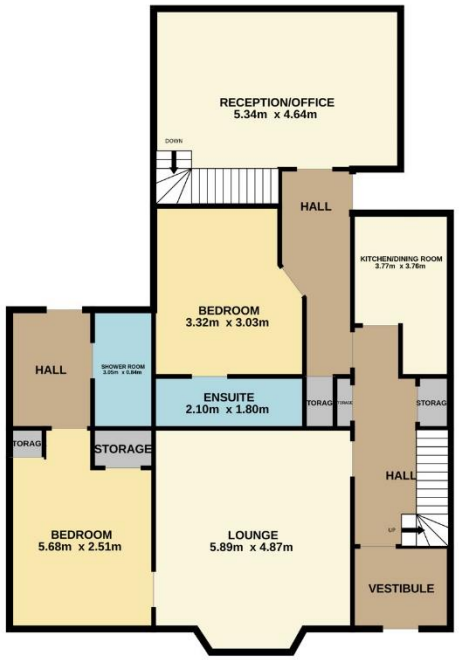




GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD 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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ALL ITEMS OF FURNITURE AND FURNISHINGS MAY BE INCLUDED IF REQUIRED.

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.