



## 12 Lawton Terrace

, Dundee, DD3 6ET

Offers over £85,000



Rosie Fraser Real Estate is delighted to present this distinctive two-story Georgian mid terrace dwelling, set within the highly desirable Arthurstone House and country estate, near Meigle, Perth and Kinross



This fantastic property offers an excellent opportunity for a range of buyers, including first-time buyers and investors. Early viewing is highly recommended to avoid disappointment.

The accommodation comprises a bright and spacious lounge, alongside a well-equipped kitchen featuring an integrated oven, hob, and extractor fan. The kitchen also benefits from ample worktop and cupboard space, making it ideal for cooking enthusiasts, as well as a convenient breakfast bar. There are two generously proportioned double bedrooms, both offering plenty of space for additional furniture. The family bathroom is fitted with a modern three-piece suite comprising a bath with shower over, wash hand basin, and WC, with attractive tiling throughout.

Further benefits include double glazing and gas central heating throughout.

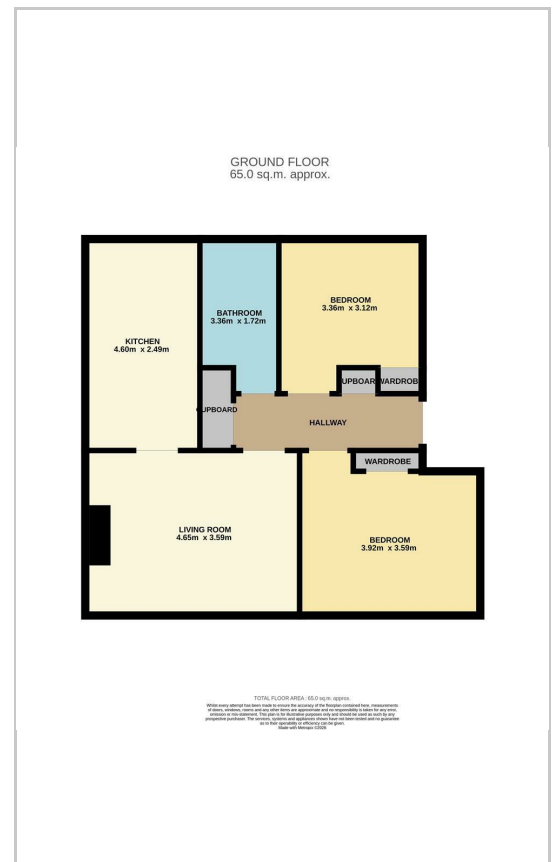
Externally, the property enjoys access to a well-maintained communal garden, which is mainly laid to lawn, while on-street parking is available nearby.

Situated within a well-established residential area of Dundee, Lawton Terrace offers excellent access to a wide range of local amenities, schools, transport links, and Dundee city centre. The area is popular with first-time buyers, professionals, and investors thanks to its superb connectivity, nearby parks, local shops, and convenient commuter routes.

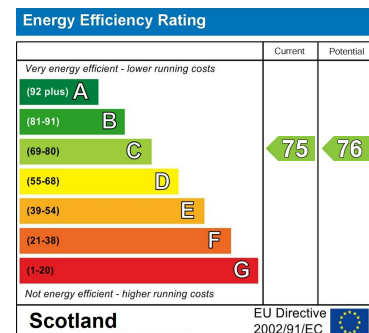
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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