

ROBERTSON SMITH

Solicitors and Notaries

17 DUNAVON GARDENS, DUNDEE, DD3 9RA

MID-TERRACED VILLA



OFFERS OVER £120,000

Located within a popular residential area to the north of Dundee City Centre and enjoying open views to the rear towards the Sidlaws, this deceptively spacious property would make an excellent family home given its proximity to local schools, shops and bus routes with the additional social and recreational facilities within Dundee City Centre just a short journey away by bus or car.

The property is in move in condition and benefits from full double-glazing and gas central heating. The accommodation comprises on the ground floor, spacious Lounge and Dining Kitchen, while on the upper floor there are three Bedrooms and a Shower Room. Early viewing of the property is strongly recommended.

18b West Marketgait Dundee DD1 1RQ (DX DD150 Dundee)

Telephone: 01382 226602

Fax: 01382 322884

ACCOMMODATION

Vestibule: The property is accessed by way of a double-glazed front door which leads into the Vestibule. There is a glazed screen to the side of the door which is fitted with a venetian blind. Two storage cupboards, one housing the electricity meter and fuse board. Laminate flooring. The Vestibule is separated from the living accommodation by way of a multi-paned glass door and screen, the screen again being fitted with a venetian blind.

Lounge: (5.24m x 4.13m approx.)
A bright spacious room with large picture window looking out over the front garden. Venetian blind. Laminate flooring. Wooden staircase to upper floor. Beneath the staircase is a useful area, utilised by the current proprietor as an office space/workstation. Door to Kitchen. Downlights. Radiators.



Kitchen: (4.83m x 2.52m approx.)
This spacious Dining Kitchen enjoys views to the north towards the Sidlaw Hills. The room features modern floor and wall mounted units with contrasting worktops. Stainless steel sink unit with mixer tap and drainer. Plumbed for a washing machine. Slot-in electric cooker. Space for fridge/freezer. Downlights. Laminate flooring. Ample space for family dining. A double-glazed door leads to the back garden.



A wooden staircase leads off the Lounge to the upper accommodation. On the upper landing there is an airing cupboard housing the hot-water tank. Access hatch to roof space. Smoke alarm. Access to all three Bedrooms and the Shower Room.

Bedroom 1: (3.09m x 2.97m approx.)

Located to the rear of the property, this good-sized double Bedroom offers views to the north towards the Sidlaw Hills. Built-in wardrobe with hanging rail and shelf above. Laminate flooring. Venetian blind. Radiator.



Bedroom 2: (3.1 m x 3.5m approx.).

Located to the front of the property, this is another good-sized double Bedroom with built-in double wardrobe. Laminate flooring. Venetian blind. Radiator.



Bedroom 3: (2.3m x 2.2m approx.).

Located to the front of the property, this versatile room could either be used as a child's bedroom, play room or office. Over-stairs cupboard. Laminate flooring. Venetian blind. Radiator.

Shower Room:

(1.36m x 1.77m approx.)

Again, located to the rear of the property, this room features a white three-piece suite, comprising W.C., with concealed cistern, wash-hand basin and large low entry shower cubicle with Mira electric shower. Wet wall lining. Lined ceiling with downlights. The wash-hand basin and W.C. form part a vanity unit featuring white units. Vinyl flooring. Heated towel rail.

**Outside:**

The front garden is bounded by a mature hedge and is laid mainly in grass with a slabbed access path. The back garden is fully enclosed and is laid mainly in gravel chips with feature borders. Rotary clothes dryer. Wooden shed.

Extras:

The white goods in the Dining Kitchen are included in the sale.

Home Report:

To access the Home Report for this property, go to www.packdetails.com The Property Reference is HP577246 and the postcode is DD3 9RA.

EPC Rating:

D

Viewing:

By telephoning the owner on (07851 047 964 or 01382 813451). Alternatively, contact Robertson Smith, Solicitors, 18B West Marketgait, Dundee, DD1 1QR (Telephone 01382 226602) with whom all notes of interest and offers should be lodged.

Disclaimers:

Note: All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. While we believe the above details to be correct, no warranty is given and any potential purchaser should satisfy themselves as to the accuracy of the measurements.

While these particulars are believed to be correct and are given in good faith, they are not warranted and any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or any part thereof and all measurements are approximate.