

3/4 BEDROOM DETACHED BUNGALOW FOR SALE - £210,000 o/o
2 John Grahame Avenue, Dundee DD4 9RF



KEY FEATURES

- Well sought after residential area of Dundee
- Close to a nature trail
- Caird Park is near-by
- On main bus route to Dundee City Centre and Ninewells Hospital
- Gas Central Heating
- Double Glazing
- Photovoltaic Roof Panels
- Electric Car Charging Point
- Gardens to the front and rear of the property.

Description

Boyles are delighted to present this THREE BEDROOM DETACHED BUNGALOW in a well sought after residential area of Dundee. Close to a nature trail and Caird Park and a main bus route to Dundee City Centre and Ninewells Hospital. The property benefits from Gas Central Heating, Double Glazing, Photovoltaic Roof Panels and an Electric Car Charging Point.

Accommodation

ACCOMMODATION COMPRISES: Entrance/Vestibule, Lounge, Dining Room, Kitchen, Family Bathroom, Three Double Bedrooms(One with ensuite shower room). Garage and extra parking for several vehicles in drive. Gardens to the front and rear of the property.

ENTRANCE VESTIBULE: with glazed panel door leading to all accommodation.

LOUNGE: Approximately 4.58m x 3.52m.
A spacious bright living area with French doors leading to the rear garden and patio area. With glazed double doors leading to the dining room.

DINING ROOM/BEDROOM 4: Approximately 3.30m x 2.69m .
A good sized dining area or additional bedroom with rear aspect and door to the hallway.

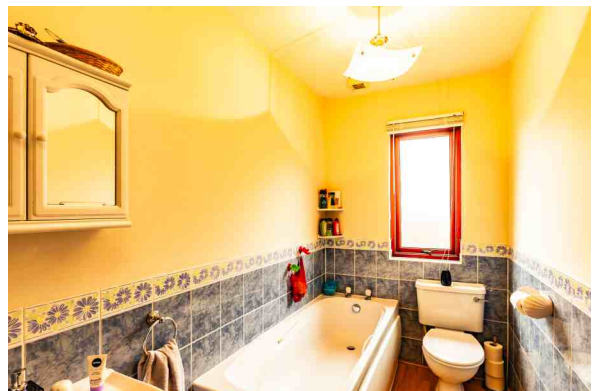
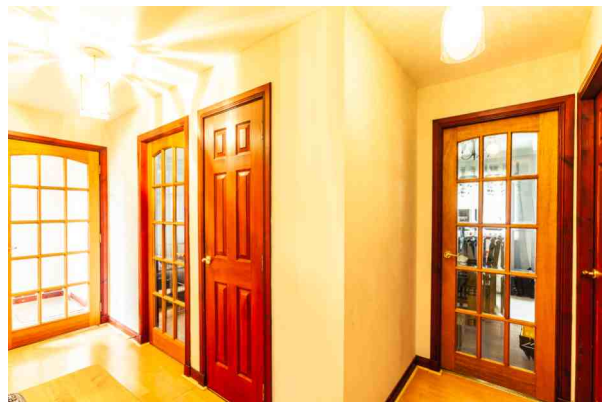
KITCHEN: Approximately 4.19m x 2.27m.
A good sized kitchen with an extensive range of modern base and wall units, with contrasting worktops. Gas hob, electric oven and cooker hood, door to rear garden. All kitchen appliances included in sale.

FAMILY BATHROOM: Approximately 2.79m by 1.40m
Modern Bath w.c. and wash basin. Privacy glass window.

BEDROOM 1: Approximately 4.18 by 2.78m. A bright spacious bedroom with fitted robes with ensuite shower w.c. and wash basin. Front aspect.

BEDROOM 2: Approximately 2.47m by 2.98m. A front aspect double bedroom with mirrored fitted wardrobes.

BEDROOM 3: Approximately 2.72m x 2.19m.
A side aspect double bedroom

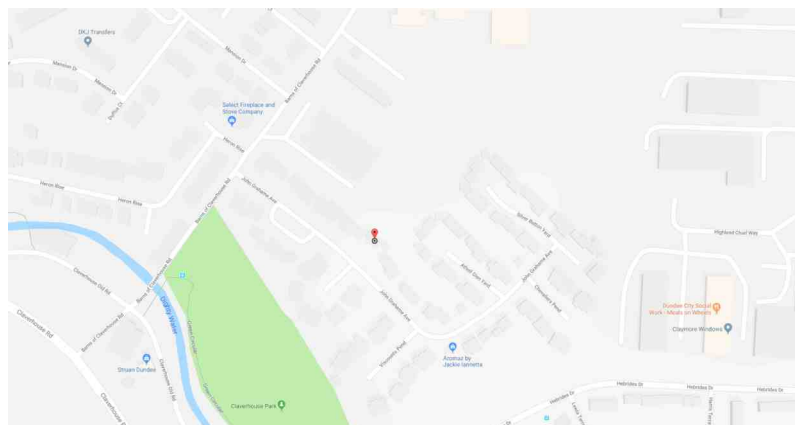


Exterior

FRONT GARDEN: laid mainly to grass with ornamental stonewall surrounding.

REAR GARDEN: A large space laid mainly to grass and shrubs with a paved patio area.

Floorplan



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