

CALDERS

Solicitors ♦ Estate Agents ♦ Notaries Public

10 Whitehall Street, Dundee · DD1 4AQ · DX-DD4 · Telephone (01382) 224391 · Fax (01382) 202924
EMAIL: admin@calders.com

51 Bruce Road, Dundee, DD3 8LW



HOME REPORT AVAILABLE (EPC Band D)

Offers Over £165,000

- Lounge
- Kitchen
- Dining Room
- 3 Bedrooms
- Large Garden
- GCH & DG

51 Bruce Road, Dundee, DD3 8LW

Located in the popular residential area of Downfield with easy access to the Kingsway arterial route and A90 and public transport links to the city centre this three-bedroom semi-detached property offers ideal family accommodation. The property also benefits from gas central heating and double glazing throughout as well as a driveway and garage.

There are a wide range of amenities close by, as well as the excellent transport links, including primary and secondary schools, shops and leisure facilities including parks and golf courses. The property is also conveniently located for Dundee College Kingsway Campus.

All white goods, floor coverings and window blinds are included in the sale. Early viewing is highly recommended. The accommodation comprises:-

ACCOMMODATION

Hallway

UPVC front door leads into a hallway which gives access to all ground floor accommodation and stairs to first floor. Large under stair storage cupboard housing the Worcester Bosch Combi central heating boiler.

Lounge 3.67 x 4.70 (into Bay) (12 x 15.5)

Approx

A good-sized South facing living room. Bay window overlooking the front of the property, marble fireplace and hearth with insert electric fire.

Dining room 2.55 x 2.3 (8.4 x 7.62) Approx

located to the rear of the property, it is separated from the living room by a timber and glazed partition with sliding door. Access to kitchen.

Kitchen 1.75 x 3.60 m (5.8 x 11.10") Approx

a galley style kitchen with ample wall and base units in cream with dark stone effect work surfaces, integrated electric hob and oven, under counter fridge which are to be included in the sale. A UPVC door gives access to the rear garden and in addition to the wall and base units there are three shelved recessed storage cupboards.

Bathroom 2.85 x 1.5 (9.4 x 4.11") Approx

Located to the rear of the property this bathroom has a three-piece bathroom suite in white and whilst the fittings are in good order, the bathroom would benefit from some upgrading.

Upper Landing

Stairs lead from the ground floor to first-floor landing which gives access to all the upper floor accommodation.

Master bedroom 5.5 x 2.61 m (18.0 x 8.7")

Approx

this South facing generously proportioned double bedroom benefits from, built in hanging storage with timber sliding doors and in addition, there is a built in shelved storage cupboard.

Bedroom Two 3.22 x 3.60 m (10.7 x 12.6")

Approx

Double bedroom overlooking the rear of the property with rooftop views towards the Sidlaw Hills. Built in recessed shelved storage cupboard.

Bedroom Three 3.35 x 2.44 m (10.11 x 8.0")

Approx

Single bedroom overlooking the rear of the property

Externally

Good sized, enclosed rear garden which has been laid extensively to gravel for ease of maintenance and there is a small patio area with areas of planting mainly with low maintenance Alpine plants. Drying area and greenhouse

The front garden has also been laid extensively to gravel and slate with areas of Alpine planting and there is a low front boundary wall. Driveway leads to a single garage.

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Full Home Report available from Selling Agents, Calders, or TSPC Website

**Viewing Arrangements strictly by appointment: Contact Selling Agents Calders,
Solicitors & Estate Agents, 10 Whitehall Street, Dundee
Tel: 01382 224391 email: admin@calders.com**

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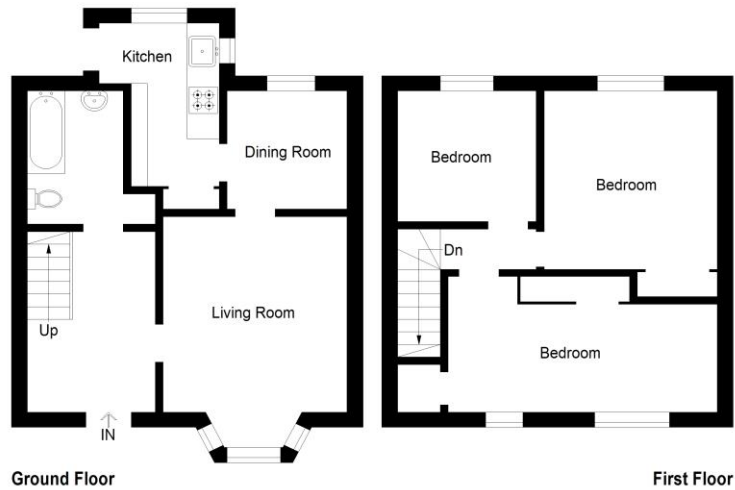


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All descriptions, measurements, dimensions, common charges and outgoings which may be quoted in these particulars are approximate only and should not be relied upon absolutely. All references to condition, planning permission services usage, constructions, fixtures and fittings and moveable items contained in the property are for guidance only and cannot be construed by any party as representing a warranty on quality or condition.