



**KIM BARCLAY**

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**38 DALCRAIG CRESCENT, DUNDEE, DD4 7UB**

This most attractive three bedroom family terraced home lies in a quiet cul-de-sac of similar properties in close proximity to both Primary and Secondary Schools. The subjects have been very well maintained by the present owners and offer accommodation in walk-in condition over two floors, with an adjacent single garage. The property forms part of a small well maintained development with an active Residents Association. The subjects benefit from an attractive fitted kitchen and recently fitted shower room and a downstairs WC. Fully double glazed with triple glazing to the front and back doors and electric storage heaters. The rear garden is south facing so is particularly sunny in good weather.

The location of the property is excellent for family use given its close proximity to schools and to the Kingsway arterial route, Arbroath Road and bus routes to town and Broughty Ferry. Viewing of the property is highly recommended to appreciate the subjects on offer.

The accommodation comprises:-

**HALL, WC, DINING ROOM, SITTING ROOM, KITCHEN, 3 BEDROOMS, SHOWER ROOM, GARDEN AND GARAGE**

**VIEWING : TELEPHONE 07798 765948 or CONTACT SOLICITORS**

**PRICE : OFFERS OVER £130,000**



**Partner: Kim Barclay LLB, Dip, L.P., N.P**

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### **ACCOMMODATION :**

Partially triple glazed UPVC front door leads to entrance hall.

### **HALL**

Laminate click flooring. Large full length double wardrobe with hanging rails.

### **WC**

1.02m (3'4") x 1.38m (4'6") approx. Fully tiled with white suite. Window.

### **DINING ROOM**

3.18m (10'5") x 3.57m (11'8") approx. Partially glazed door leads into dining room. Full length double glazed window. Laminate click flooring. Wall mounted storage heater. Understair cupboard.



### **SITTING ROOM**

3.6m (11'9") x 3.99m (13'1") approx. Part glazed solid wooden doors leads to the sitting room. Double glazed patio doors leading out to patio area. Fitted carpet. Television point. Storage heater. Wall lights with dimmer switch.





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### KITCHEN

2.14m (7') x 3.96m (12'4") approx. Part glazed solid wooden door leads to kitchen. Stainless steel sink and drainer. Induction hob with double oven below. Stainless steel extractor hood. Plumbed for washing machine and space for tumble dryer. Space for fridge freezer. Large triple glazed window and door with views across to Fife.



Carpeted stair lead to upper hall. Wall mounted storage heater. Cupola brings light to upper hall. Smoke alarm.

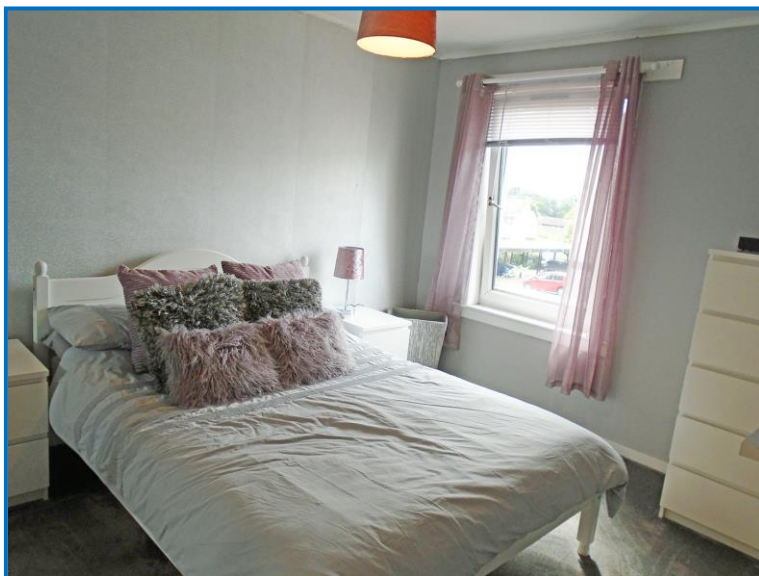
### MASTER BEDROOM

2.82m (9'3") x 3.93m (12'10") approx. Very deep wardrobe with hanging rails. Double glazed window with views to the south over the Fife hills. Venetian blinds. Wall mounted electric heater.



### BEDROOM 2

2.97m (9'8") x 3.35m (10'11") approx. Fitted shelf. Wall mounted electric heater. Double glazed window with fitted Venetian blinds with views across the Tay to the Fife hills. Built in four mirror doored wardrobe.



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**BEDROOM 3**

2.38m (7'9") x 2.79m (9'1") approx. Linen cupboard housing water tank. Built in cupboard with shelf above and hanging rail. Fitted carpet.



**SHOWER ROOM**

1.33m (4'4") x 2.77m (9'1") approx. Freshly fitted shower room. Electric shower with rainfall head and second shower head. White vanity unit with WC. Fully tiled with wet wall suspended ceiling. Heated towel rail.





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### EXTERNAL

Fully enclosed south facing rear garden with attractive patio area. Rotary clothes dryer. Large sun house which is wired for electricity and has a television point. Steps down into garage.



### GARAGE

Garage has power and lights. Access through to the drive at the front of the garage.



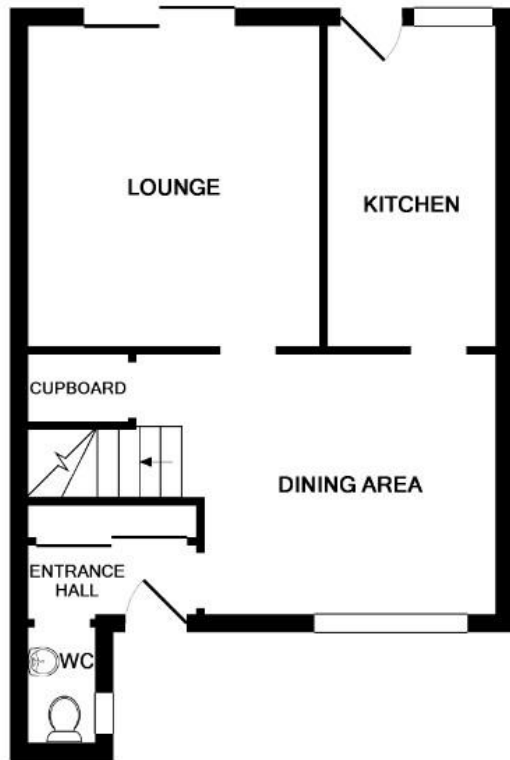
**EPC Rating E**

Your attention is drawn to the terms of the Home Report which is available for the property by contacting this office.

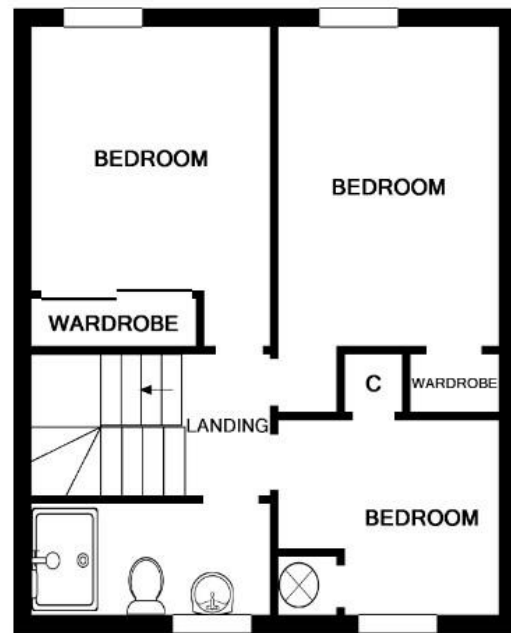


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GROUND FLOOR



1ST FLOOR

**WHILST THE ABOVE PARTICULARS ARE BELIEVED TO BE CORRECT THEY ARE NOT GUARANTEED BY THE SELLERS OR THE AGENTS AND DO NOT FORM PART OF AN OFFER OR A CONTRACT**

