



MICHAEL A. BROWN

— Solicitors & Estate Agents —



8 Lyndhurst Avenue, Dundee, DD2 3HS

Offers over **£125,000**



- Mid Terraced Villa
- Newly Modernised
- New Carpets & Décor
- Large Rear Garden
- Popular Area
- Lounge
- New Quality Kitchen
- 3 Bedrooms (1 Ensuite)
- New Quality Bathroom
- Combi GCH; UPVC DG

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01382 204242
property@michaelabrown.co.uk

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This attractively decorated and newly carpeted MID TERRACED VILLA has been upgraded and modernised to a high standard. A high specification kitchen and bathroom with shower have been newly installed. There is combi gas central heating and replacement white UPVC double glazed windows. There is an easily maintained front garden and a large, enclosed rear garden mainly laid out in lawns. The property is situated in a sought after area off Coupar Angus Road with easy access into Lochee and the City Centre.

GROUND FLOOR

ENTRANCE VESTIBULE

Front entrance door. Glazed door to inner hall.

ENTRANCE HALL

Balustrade stair to upper floor.

LOUNGE

With bay window overlooking the front garden. Brick full length fireplace with inset gas fire.

KITCHEN

Newly refitted. Quality white gloss wall and base units and granite effect worktops with upstands. Integral Bosch five point induction hob and stainless steel oven and AEG stainless steel filter canopy hood. Integral automatic washing machine and slimline dishwasher. Integral fridge and freezer. Tumble dryer. Inset composite sink with drainer and mixer tap. Potterton combi gas boiler integrated into larder unit. Parador style ceiling with recessed downlights. Light oak vinyl flooring. Built in storage cupboard. Window overlooking rear garden. Rear door.

BEDROOM 'L' SHAPED

Window overlooking front garden. Ceiling downlights.

ENSUITE

Modern white toilet and wash hand basin. Large glazed shower compartment. Full wet walls. Parador style ceiling with downlights.

UPPER FLOOR

HALL

Two side windows. Large walk in storage cupboard. Hatch to attic suitable for storage.

DOUBLE BEDROOM

Window overlooking front garden. Built in double wardrobe.

DOUBLE BEDROOM

Window overlooking front garden. Built in single wardrobe.

BATHROOM

Newly fitted quality bathroom. Vanity unit with inset wash hand basin and toilet. White bath with thermostat shower and glazed shower screen. Parador style ceiling with downlights. Light oak vinyl flooring. Opaque window. Chrome towel radiator.

GARDENS

Easily maintained tiered front gardens and laid out with lawns. The large rear garden is enclosed with hedging and fencing. Two large lawn areas.

EXTRAS

Included are all fitted integral kitchen appliances, tumble dryer and gas fire.

LOCATION

On Coupar Angus Road north of Lochee bypass circle turn right up Lansdowne Place and second right into Lyndhurst Avenue.

EPC – C

Home Report Valuation - £125,000



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ACCOMMODATION

(All measurements are approx.)

Lounge	17'6" x 11'2"	(5.35m x 3.4m)
Kitchen	13' x 6'7"	(3.97m x 2.03m)
Bedroom 1	11'7" x 10'	(3.57m x 3.05m)
Ensuite	5'9" x 4'8"	(1.79m x 1.47m)
Bedroom 2	12'5" x 11'9"	(3.8m x 3.63m)
Bedroom 3	11'7" x 11'4"	(3.56m x 3.48m)
Bathroom	6'9" x 6'3"	(2.11m x 1.93m)



GROUND FLOOR



1ST FLOOR

These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.



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17 South Tay Street, Dundee DD1 1NR (DXDD135)

Telephone: 01382 204242

Email: law@michaelabrown.co.uk

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