



**280 Strathmartine
 Road, Dundee,
 DD3 8PN**

- Offers Over -
 £275,000
- 5 Bedroom Semi
 Detached Villa





This is a stunning family home, located in popular residential area which is also an ideal location for travel to central Dundee, Angus and Aberdeen.

This three-storey Villa which was built circa 1890 is presented in honest condition, it has been well maintained throughout its current tenure and has only had two owners since built.

This house retains many of its original features, including cornicing and door pillars but has been considerably modernised throughout the years to incorporate a high efficiency gas central heating system and modern bathroom, whilst retaining much of its grandeur, with spacious traditional rooms over three levels of accommodation.

The property is accessed via a vestibule to a spacious entrance hall which provides direct access to a traditional bay windowed lounge with park views, W.C and stairs to the upper floors. The hall also leads to a kitchen with dining space and a wood paneled dining room which in turn leads to a large utility room.

The first floor consists of four good sized double bedrooms, one of which is currently used as an upper sitting room, and a family bathroom, with a thermostatic shower over the bath.

The top floor offers a large double bedroom, with wonderful views to the rear and a large area of landing, which is currently used as an additional guest bedroom. Off street parking is within the attractive landscaped gardens to the front of the home which are complimented by the beautiful, walled rear gardens, with green house and sheds.

The rear gardens offer a safe, enclosed space which with a wide range of areas in which to relax with family. With green house and two sheds there is ample opportunity for those with green fingers to develop their skills further. The rear gardens remain well secluded from surrounding properties by walls.

You have the opportunity to purchase a beautiful family villa, with potential to adapt and modernise to the exact style that suits your family. Homes such as these do not often come on to the market.

All fitted appliances are included in the sale & certain additional items might be available by separate negotiation.







(Illustration For Identification Purposes Only, Not To Scale (ID:768423 / Ref:77761))

ACCOMODATION

Ground Floor

- Traditional Hall with stairs to upper level
 - Lounge – 6.46 (into bay) x 4.40
 - Dining- 4.33 x 3.72
 - Utility – 5.51 x 2.13
 - Kitchen – 3.89 x 2.97
 - Cloak/WC – 2.26 x 2.21

First Floor

- Bedroom 1/Upper Sitting – 4.56 x 4.54
 - Bedroom 2 – 4.18 x 3.81
 - Bedroom 3 – 3.90 x 3.18
 - Bedroom 4 – 3.90 x 3.39
 - Bathroom – 2.66 x 1.90
- Landing – with stairs to second floor

Second Floor

- Bedroom 5 – 4.03 x 3.89
- Annex - 3.70 x 3.27







HOME REPORT:
is available on
request or
through TSPC

VIEWING
Please contact:
Property
Department
86 Bell Street,
Dundee

Email:
[property@ross-
strachan.co.uk](mailto:property@ross-strachan.co.uk)
Tel: 01382
201010

EXTRAS
Certain extras
may be
available by
separate
negotiations.