

CALDERS

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

49 WHITFIELD GARDENS, DUNDEE, DD4 0AW



HOME REPORT AVAILABLE (EPC Band F)

Offers Over £68,000
Home Report Value £70,000

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This end terraced villa is located in the popular residential area of Whitfield. The property has been well maintained and offers ideal family accommodation. The property is situated close to local amenities including schools, shops and supermarkets. There are excellent public transport links to the City Centre. The property benefits from double glazing and electric heating and is set within a pedestrian area but there is ample residential parking close by.

The accommodation comprises: Hallway, lounge, fitted kitchen, two bedrooms and a bathroom. There is a landscaped front garden and a fully enclosed rear garden. Viewing is highly recommended to appreciate the accommodation offered.

ACCOMMODATION

Entrance Hallway:

UPVC front door gives access to the hallway. All ground floor accommodation leads from the hallway. Stairway leading to the first floor. Under stair storage cupboard.

Lounge: 7.7m x 3.21m Approx.

Glass door gives access to this generously proportioned, bright lounge. Windows overlook both the front and the rear of the property. Brick feature fireplace with electric fire.

Fitted Kitchen: 2.6m x 2.85m Approx.

Fully tiled kitchen, fitted with ample wall and base units in cream with oak effect handles and wood effect worktops. Integrated electric hob, oven and extractor. One and a half bowl white sink with mixer tap. Plumbing for washing machine. Timber and glazed door gives access to the rear garden.

Stairs from the ground floor hallway lead to the upper landing with all accommodation leading off.

Bedroom 1: 4.3m x 2.71m Approx

Located to the front of the property, this good sized double bedroom benefits from two sets of built-in wardrobes with timber doors offering excellent storage space. There are two sets of high level storage cupboards above as well as a small walk-in cupboard.

Bedroom 2: 2.65 m x 3.85m Approx.

Located to the rear of the property, this good sized bedroom benefits from a single built-in wardrobe with high level storage cupboard above.

Bathroom: 2m x 1.55m Approx.

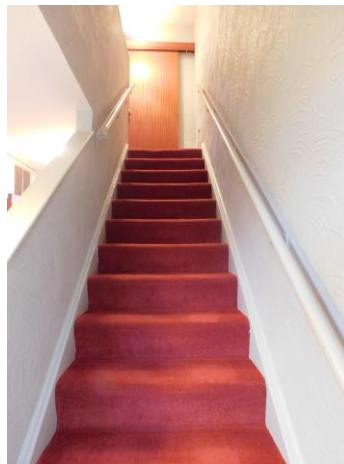
Fully tiled bathroom with cream coloured three piece bathroom suite with Mira electric shower and glass shower screen. The ceiling is timber lined and fitted with down lighters.

Externally

The front garden has a pathway leading to the front door. There is an area of lawn with borders and low level conifers. The rear garden is fully enclosed with an area of lawn and flower borders. There is a rotary clothes dryer and a garden shed.

**Full Home Report available from Selling Agents, Calders, or download from TSPC
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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Illustration For Identification Purposes Only. Not To Scale (ID:808426 / Ref:79347)



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