



Alan E Masterton
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15 Sutherland Crescent, Dundee DD2 2HP

Offers Over £264,950

Detached Villa

DD5 ESTATE AGENTS

Detached Villa

15 Sutherland Crescent, Dundee DD2 2HP

Situated in popular residential area of Dundee, we are delighted to offer for sale this well presented 4 bedroomed family home within a quiet street of similar styled properties. This superb detached villa offers spacious, bright accommodation over two levels. Accommodation in full comprises of; a bright entrance hallway, large kitchen with ample storage and dining area, bright lounge, spacious family bathroom as well as shower room and 4 double bedrooms.

This highly sought after area is close to all amenities and has close access to all bus routes, Ninewells hospital, shops and schools. This generous sized property will attract a wide range of buyers looking to invest in a home of quality and space, early viewing is therefore highly recommended.

Property benefits from excellent storage throughout, gas central heating and double glazing and is sold with all fitted floor coverings, light fittings and blinds where fitted.

Entrance Hall:

The bright and welcoming entrance hall is accessed through a dark wood effect upvc glazed security door and gives access to the large lounge, kitchen, 2 bedrooms, family bathroom, storage cupboard and access hatch to the loft space. The lower level is accessed via a wooden staircase partially carpeted which leads to a further 2 bedrooms, shower room and large built-in storage cupboard, radiators.

Lounge:

3.95m x 5.8m:

A spacious and bright family room. The large dual aspect windows overlooking the front and side of the property flood the room with natural light, carpeted, radiator.

Kitchen:

4.2m x 3.6m:

A large kitchen with ample storage space provided by a good range of wood effect floor standing and wall storage units with complimentary worktop. Large window and glazed security door gives direct access to the rear garden. Space for washing machine, dishwasher and cooker. Excellent further storage via 3 built in cupboards. Enough room to also accommodate a dining room table, vinyl flooring, radiator.

Bedroom 1:

3.15m x 4.05m:

A bright double bedroom overlooking the front of the property, carpeted, radiator.

Bedroom 2:

4.2m x 3.06m:

A spacious double bedroom with large window over looking the rear garden, built in wardrobe, carpeted, radiator.

Family Bathroom:

3.15m x 1.98m:

A generously sized modern family bathroom comprising of a bath, w.c and basin within a vanity unit providing additional storage, vinyl flooring, radiator.

Lower Level:

Bedroom 3:

3.15m x 4.05m:

Double bedroom with large window overlooking the rear garden, radiator, carpeted.

Bedroom 4:

3.18m x 2.28m:

Another bright room with large window overlooking the rear garden, carpeted, radiator.

Shower Room:

2.32m x 2.28m:

A generously sized shower room comprising of a walk-in shower with mains operative shower within, wash hand basin with full pedestal and w.c. Vinyl flooring, walls partially tiled, wetwall within shower, radiator.

Garden:

To the front of the property is a driveway that leads to an attached garage. Slabbed pathway leads to the front entrance of the home as well as the side of the property where it steps down into the rear garden. The garden areas to the front and rear of the home are both easily maintained; laid mainly with lawn with borders of mature shrubs.

Garage:

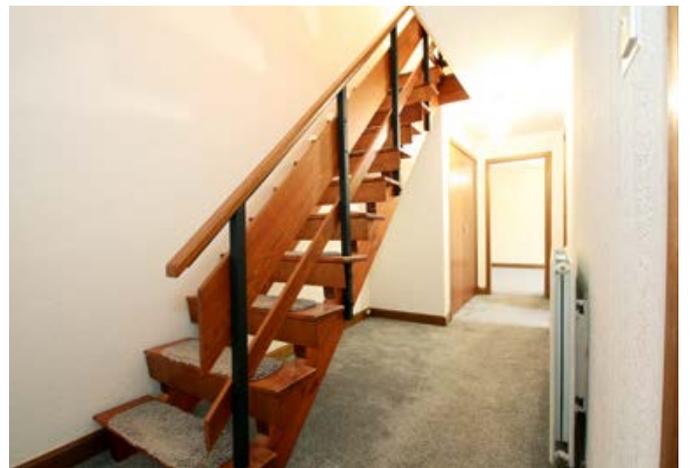
Garage accessed by an up and over door as well as an entrance from the side of the property. Ideal for additional storage space.

Directions:

Travelling west on the Kingsway (A90) at the Myrekirk roundabout take the first exit onto Myrekirk Road then at the roundabout take the first exit onto South Road. Continue for 0.5 miles passing Tesco on your right hand side. At the roundabout continue straight onto Arran Drive then continue straight onto Charleston Drive. Turn left onto Elmwood Road then take your first right onto Sutherland Place. Continue on Sutherland Place before turning left onto Sutherland Crescent and Number 15 is on your right hand side with one of our bright for sale boards positioned in the garden to assist you with locating.



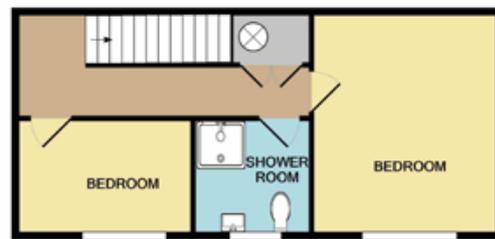








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Home Report:

Please visit our own website at www.legaleageles.tv then select this property then select the "Home Report" button and the Home Report will display within 5 seconds.

Council Tax Band:

E (Dundee City Council 15th Dec 2021).

EPC Band:

D

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

Covid Viewing Procedure:

For the duration of the current Covid pandemic we or the owners will ensure all internal doors will be wedged open and the owners/this firm alone only should open and close any external access doors, on arrival at the property please use the hand sanitizer which the owner/us will provide or bring your own, you will be shown around the property keeping the regulation 2 metre distance between you and the owner/us, in situations where a house is vacant you are permitted to walk through the house unaccompanied and you can ask any questions of our staff or owner attending, you must bring and wear a mask if your viewing is accompanied, if the unaccompanied you may remove your mask on entry to the property. Please do not bring young children with you (if you do the children must remain outside the property under the supervision of an accompanying adult, no children are allowed to the interior of any property at this time). Only two viewers at a time will be allowed access to the property.

Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
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