

# ROBERTSON SMITH

Solicitors and Notaries

## 9 MYRTLEHALL GARDNS, DUNDEE, DD4 0TP SEMI-DETACHED BUNGALOW



### OFFERS OVER £105,000

Located within a popular residential area to the north of Broughty Ferry, the property comprises a well-maintained semi-detached bungalow which is ideally located for access to shopping, schools and public services.

The accommodation, which is in good decorative order throughout and benefits from full double-glazing comprises spacious open plan Lounge and Dining Room, Double Bedroom, Kitchen, and Shower Room. To the front of the property is a small garden laid mainly in grass with decorative borders. A tarred driveway provides off-street parking to the side of the house, while the fully enclosed back garden is laid mainly in slabs for ease of maintenance.

The property is in walk-in condition and would make an ideal starter home. Early viewing is highly recommended.

18B West Marketgait Dundee DD1 1RQ (DX DD150 Dundee)

Telephone: 01382 226602

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## ACCOMMODATION

Access to the property is gained by way of a solid wood front door, which leads into the carpeted Hall. Door off the Hall to the Lounge/Dining Room. Cupboard with fuse board and electric meter.

### Lounge/

**Dining Room:** (5.34m x 3.49m approx.)

This bright spacious room provides ample space for family living and separate dining. The room is fitted with laminate flooring. Panel heater. Smoke alarm. Doors to Kitchen and Rear Hall.



**Kitchen:** (2.37m x 1.94m approx.)

This room is fitted with modern floor and wall mounted units with contrasting work tops. Coloured sink with drainer and mixer tap. Electric hob and oven with cooker hood above. Space for fridge and freezer. Space for washing machine. Downlights. Tiled floor. Door to back garden.



### Rear Hall:

Located off the Lounge, this carpeted Hallway provides access to the Bedroom and Shower Room. Access hatch to the roof space. Double cupboard with sliding doors housing hot water tank.

**Bedroom:** (3.69m x 2.76m (at widest) approx.)  
This good-sized Double Bedroom benefits from built-in wardrobes with mirrored doors. Carpet. Panel heater.



**Shower Room:** (2.25m x 1.8m approx.)  
This room features a coloured suite comprising W.C., wash-hand basin and shower cubicle with electric shower. Xpelair extractor fan. Medicine cabinet. Panel heater. Partial wall tiling. Mosaic tile effect vinyl flooring.

**Externally:** The front of the property is laid mainly in grass with decorative borders. Off-street parking is available to the side of the property. The fully enclosed back garden has been laid mainly in slabs for ease of maintenance and benefits from a rotary clothes dryer and two substantial sheds.



**EPC Rating:** C

**Home Report:** To access the Home Report for this property, go to [www.packdetails.com](http://www.packdetails.com) The property reference is HP737282 and the postcode is DD4 0TP.

Alternatively, contact through Robertson Smith, Solicitors, 18B West Marketgait, Dundee, DD1 1QR (Telephone 01382 226602)

**Viewing:** Telephone the owner on 07746 582 084 or by appointment through Robertson Smith, Solicitors, 18B West Marketgait, Dundee, DD1 1QR (Telephone 01382 226602) with whom all notes of interest and offers should be lodged.

**Disclaimers:**

**Note: While we believe the above details to be correct, no warranty is given and any potential purchaser should satisfy themselves as to the accuracy of the measurements.**

**While these particulars are believed to be correct and are given in good faith, they are not warranted and any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or any part thereof and all measurements are approximate.**