



**MML Law**

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**01382 206000 DUNDEE CITY | ANGUS | FIFE**

33 Sherbrook Street, Dundee, DD3 8LU

Offers Over  
£165,000



**“Immaculately Presented Semi Detached Bungalow”**

Accommodation: Entrance Vestibule, Hall, Lounge, Kitchen, 2 Bedrooms, Shower-Room, Double Glazing, Space Electric Heating, Driveway, Garage & Gardens.



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## Description

MML are delighted to bring the market, this semi-detached bungalow in walk-in condition having recently been redecorated and new carpeting throughout. The property is situated to the north side of Dundee City, in a highly sought after location.

This immaculate property will provide comfortable accommodation for the first time buyer or anyone wishing to downsize.

The accommodation consists of vestibule opening onto the hallway with all other accommodation off. There is an attractive lounge with feature built fireplace with an electric fire, fitted kitchen with ample wall and base mounted units, electric oven and hob, fridge freezer, washing machine and microwave oven. There are two good sized double bedrooms, one with French doors opening onto the patio area of the rear garden. The shower-room is fitted with a two piece white suite and large walk-in shower cubicle, walls and floor are fully tiled. Hatch to the attic is located in the hallway. The attic is floored and accessed via Ramsay Ladder

Practical attributes include double glazed windows and space electric heating.

Early viewing is highly recommended.

## Outside

Private garden grounds are located at the front and rear elevation, while a paved and chipped driveway to the side provides off street parking. Gardens are of a relatively low maintenance design laid in chips and shrubbery with a paved patio area to the rear. Detached single garage.

## Area

Sherbrook Street lies to the north of the Kingsway. A nearby bus route provides an excellent transport link to various parts of the city including Ninewells Hospital. Schooling at primary and secondary levels can be found in close proximity with Kingsway Retail Park a short drive away where a Tesco Superstore and major retailers are located.



## Viewing

Contact the Solicitors for an appointment to view on 01382 206000.

## Home Report

Contact the Solicitors for a copy of the Home Report.

## Accommodation

Lounge	14'9" x 12'11"
Kitchen	7'2" x 6'8"
Shower-Room	8' x 5'2"
Bedroom 1	13'11" x 10'3"
Bedroom 2	11'9" x 9'11"

## Included In Sale

All carpets and floor coverings, window blinds where fitted, light fittings, bathroom fitments, hob and oven, fridge freezer, washing machine, microwave oven, fire surround and electric fire (no warranties are given to any electric appliances included in the sale)





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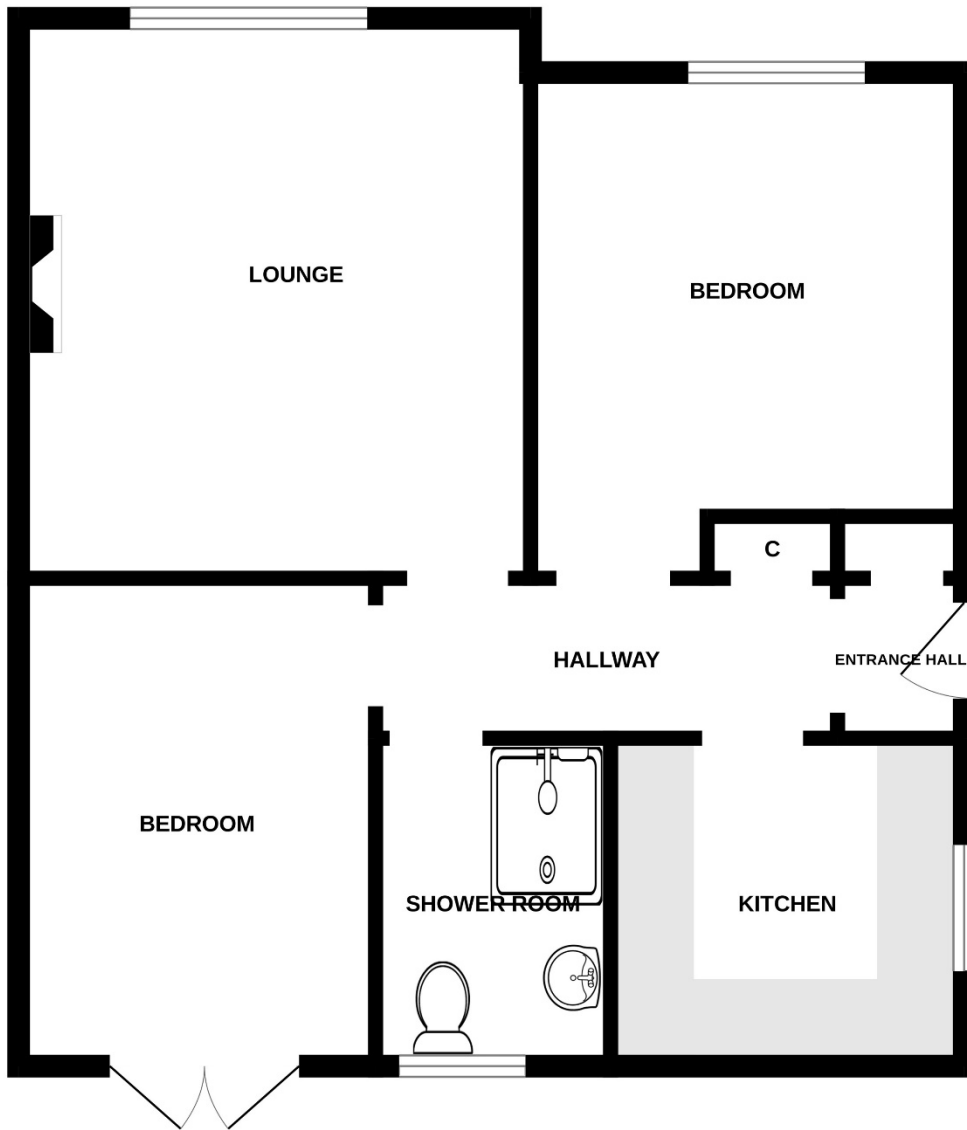


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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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