



**MML Law**

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

Hawthorn Cottage, Baldovan, Strathmartine, Dundee, DD3 0PD

# Offers Over £285,000



***"Excellent Opportunity To Purchase This Spacious Detached Villa Situated In A Secured Area"***

Accommodation: Entrance Porch, Hallway, Lounge, Dining Room, Conservatory, Kitchen, Shower-Room, 3 Double Bedrooms, Vestibule, Kitchen, Rear Porch, Double Glazing, LPG Heating, Garage, Gardens.



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## Description

MML are delighted to bring to the market this spacious 3 bedroom detached villa set in a secluded area on the north-western periphery of Dundee City. The property provides spacious and adaptable family accommodation over two floors and does require upgrading.

The accommodation on the ground floor is entered through the porch and into the hallway. Carpeted staircase to upper floor and under stair storage cupboard. The lounge is a bright room offering comfortable living space, living flame gas fire with timber and tiles surround. From the lounge there is a door into an impressive sized conservatory. The Dining room is also of good size with closed front gas fire and stone fireplace. From the dining room there is double doors into the kitchen which benefits from a range of wall and base mounted units, electric oven and hob, washing machine and (tumble dryer or dishwasher). Also on the ground floor is the shower-room which comprises two-piece white suite, corner shower cubicle with electric shower and fitted bathroom furniture.

On the upper level there are three good sized bedrooms, all with fitted wardrobes.

Included in the sale are the carpets, floor coverings and blinds where fitted, hob and oven and washing machine (no warranties are given to any appliances included in the price)

This property must be viewed to be fully appreciated.

## Outside

The subjects are accessed via a shared partly unmade track with garden ground surrounding the dwelling being predominantly laid in lawn and at the rear is a random paved courtyard.

There is a detached single car garage with two integral stores located to the front east side.



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## Area

Situated on the north-western periphery of Dundee City Centre where surrounding properties are generally of a mixed residential nature and Baldovan Nurseries are located at the rear. Adequate public transport, shopping, social and educational facilities are available within easy reach.

## Viewing

Contact Solicitors for an appointment to view on 01382 206000. Alternatively for evenings and weekends telephone 07972 167682.

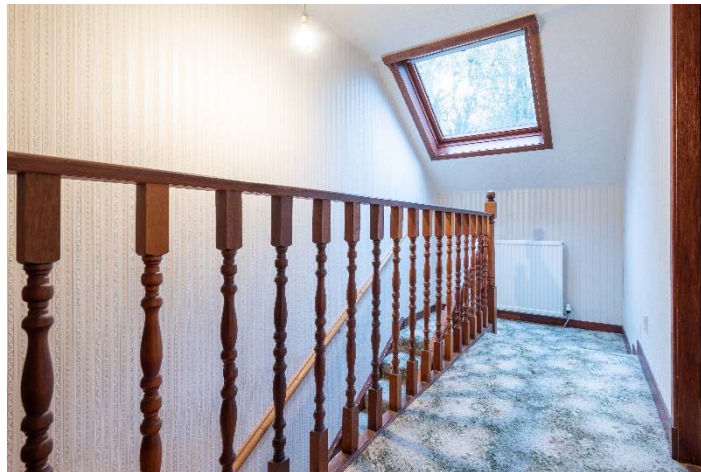
## Home Report

Contact Solicitors for a copy of the Home Report.

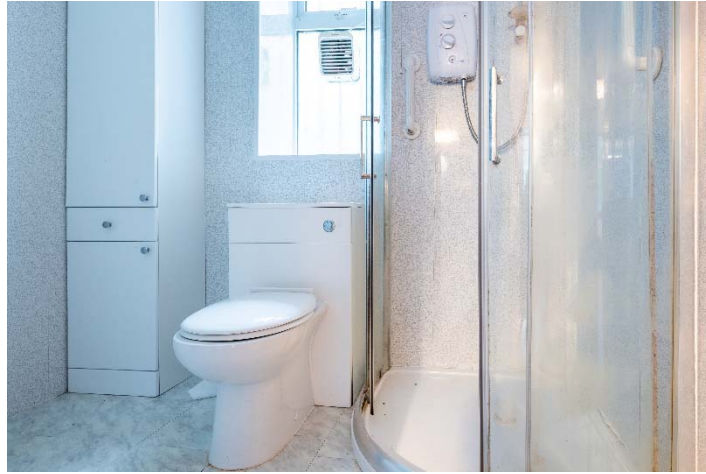


## Accommodation

Lounge	19'5" x 12'7"
Dining Room	14' x 11'6"
Kitchen	11'9" x 7'9"
Conservatory	19'5" x 14'8"
Shower-Room	6'11" x 5'2"
Bedroom 1	13'4" x 12'7"
Bedroom 2	13'2" x 12'9"
Bedroom 3	12'8" x 9'10"



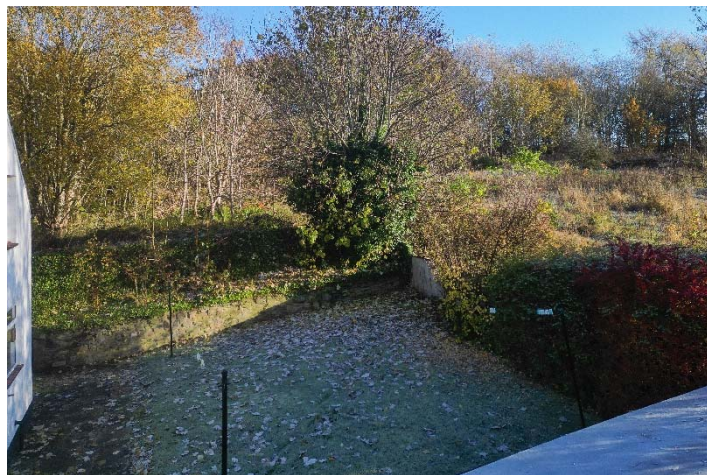
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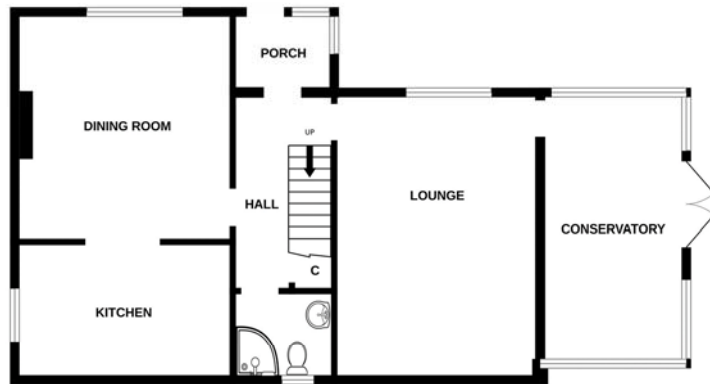


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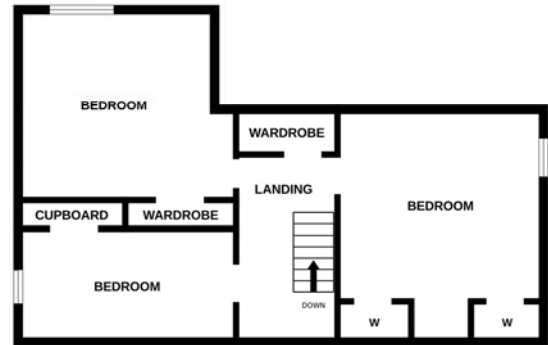
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# Hawthorn Cottage, Baldovan, Strathmartine, Dundee, DD3 0PD

GROUND FLOOR

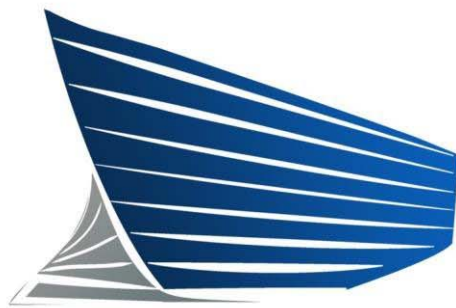


1ST FLOOR



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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