



MICHAEL A. BROWN

— *Solicitors & Estate Agents* —



19 Granton Place, Dundee, DD4 9AW

Offers Over **£140,000**



- Mid Terraced Villa
- Move in Condition
- Fully Modernised
- Front & Rear Gardens
- Cavity Wall Insulation
- Lounge Diningroom
- Large Kitchen
- 3 Bedrooms
- Shower Room
- GCH; UPVC DG

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01382 204242
property@michaelabrown.co.uk

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This fully modernised and upgraded MID TERRACED VILLA is tastefully decorated and is in move in condition. There is a large fully fitted kitchen and a spacious lounge and rear diningroom. The house benefits from combi gas central heating, replacement UPVC double glazed windows and doors and cavity wall insulation. The property overlooks a large common grass area and there are enclosed front and rear gardens.

GROUND FLOOR

ENTRANCE HALL

UPVC front entrance door and side screen. Oak laminate flooring. Balustrade stair to upper floor.

LOUNGE/DININGROOM

A comfortable lounge with large window overlooking the front garden and open grass area. Fireplace with inset coal effect electric fire. The Diningroom area has ample room for large table and chairs. Adjoining door to kitchen.

KITCHEN

Fully fitted with modern cream finish wall and base units and oak effect worktops. Splashback upstands. Integral electric hob and oven. Integral fridge and freezer. Black carbonate inset 1 ½ bowl sink with drainer and mixer tap. Automatic washing machine. Recessed ceiling downlights. Built in cloaks cupboard. Tile effect laminate flooring. Window and door to rear garden.

UPPER FLOOR

HALL

An oak balustrade stair leads to the upper floor. Built in storage cupboard. Hatch to attic.

DOUBLE BEDROOM

Window overlooks the front of the property. Triple wardrobes and matching chest of drawers. Oak laminate flooring.

DOUBLE BEDROOM

Window overlooks the rear. Wardrobe and matching chest of drawers. Cupboard housing Worcester boiler. Oak laminate flooring.

BEDROOM

Window overlooks the front. Chest of drawers. Wardrobe cupboard. Single Bed. Oak laminate flooring.

SHOWER ROOM

Modern white toilet and wash hand basin. Corner shower compartment with thermostat shower. Full wall and floor tiling. Large opaque window.

GARDENS

Both gardens are enclosed by low walls and laid out with lawns and paved paths.

EXTRAS

All carpets, blinds, and light fittings. Integral kitchen appliances, automatic washing machine and furniture detailed.

LOCATION

Off Graham Street.

EPC – C

HOME REPORT VALUATION - £140,000

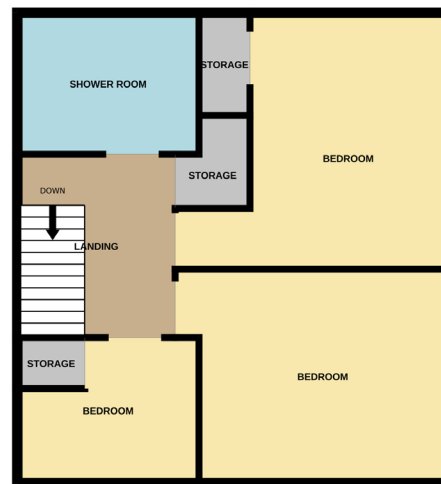
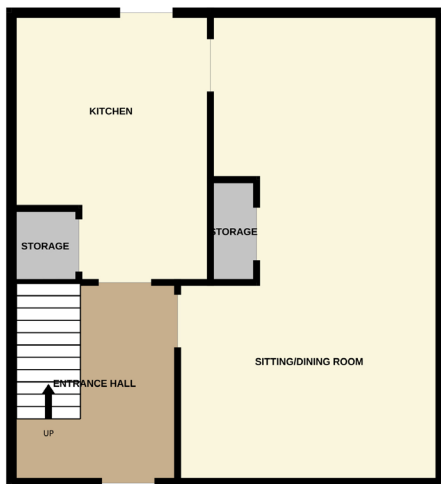




ACCOMMODATION

(All measurements are approx.)

Lounge/Diningroom	25'6" x 11'8"	(7.80m x 3.60m)
Kitchen	13'1" x 8'9"	(4.00m x 2.70m)
Double Bedroom	12'5" x 10'2"	(3.82m x 3.10m)
Double Bedroom	13'0" x 8'4"	(3.95m x 2.57m)
Bed	9'7" x 7'6"	(2.95m x 2.32m)
Shower Room	6'5" x 5'4"	(1.98m x 1.66m)



These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.



MICHAEL A. BROWN
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17 South Tay Street, Dundee DD1 1NR (DXDD135)

Telephone: 01382 204242

Email: law@michaelabrown.co.uk

property@michaelabrown.co.uk