



MML Law

MMLLAW .CO. UK

MMLLAW .CO. UK

01382 206000

property@mmlaw.co.uk

01382 206000 DUNDEE CITY | ANGUS | FIFE

40 Benvie Road, Dundee, DD2 2PE

Offers Over
£195,000



"Detached Bungalow"

Accommodation: Entrance Vestibule, Hall, Lounge, Dining Room, Kitchen, Utility Room, Conservatory, 2 Double Bedrooms, One With En-Suite Shower Room, Bathroom, Double Glazing, Gas Central Heating, Garage and Gardens.



DUNDEE CITY | ANGUS | FIFE

40 Benvie Road, Dundee, DD2 2PE

Description

This Detached Bungalow set at the end of a cul-de-sac and just a short distance from town centre amenities, will appeal to a variety of buyers, particularly those seeking accommodation all on one level.

The property offers spacious accommodation and may offer potential for extension if required (subject to the necessary planning consents being obtained).

The entrance vestibule opens into the reception hall which is wide and welcoming. The lounge sits to the front of the property and is a bright well-proportioned room with feature fireplace with timber mantle, marble inlay and hearth housing a living flame effect gas fire. The dining room is situated to the rear with double doors opening through to the conservatory. This is an ideal place in which to relax and enjoy the garden.

The kitchen is fitted with a range of units with integrated hob, oven, overhead extractor hood, dishwasher, fridge and freezer. The utility room has wall and base units with plumbing for a washing machine and space for a tumble dryer. A door opens out to the garden from here.

The master bedroom is a good-sized room with window to the rear and a built-in double wardrobe with mirrored sliding doors. The en-suite shower room is fitted with a WC, wash hand basin and shower enclosure with instant shower. Bedroom two sits to the front and also benefits from a double wardrobe with mirrored sliding doors. The bathroom is fitted with a WC, wash hand basin and bath with glazed screen and instant shower.

The property benefits from gas central heating and double glazing throughout.

Some upgrading required.

Outside

To the front is a chipped courtyard with shrubs, paved driveway to garage.

Chipped drying area to the south side.

At the rear the site has also been laid for easy maintenance being laid in chips and slabs and there is a timber deck and ramp giving access to the conservatory



40 Benvie Road, Dundee, DD2 2PE



MML Law

DUNDEE CITY | ANGUS | FIFE

40 Benvie Road, Dundee, DD2 2PE

Included In Price Viewing

Carpets, floor coverings, window blinds where fitted, integrated appliances.

Area

The property is located to the north-west of Dundee City Centre and has local amenities which include schools, shops, parks and public transport within easy reach.

Viewing

Contact Solicitors for an appointment to view on 01382 206000.

Home Report

Contact Solicitors for a copy of the Home Report.

The Property Is Sold As Seen



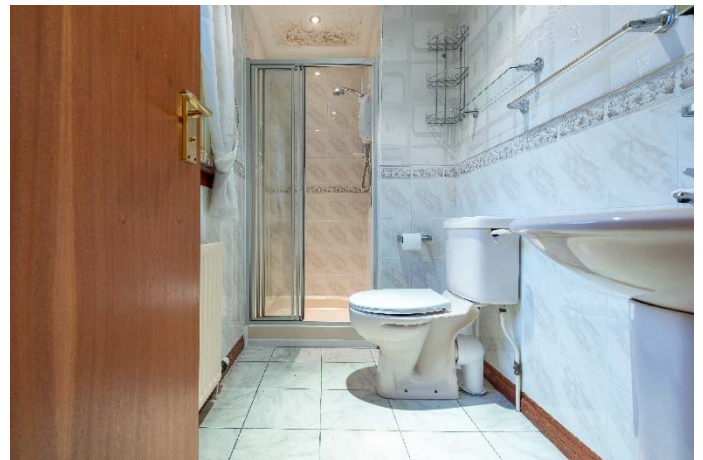
DUNDEE CITY | ANGUS | FIFE

Accommodation

Lounge	14'1" x 17'8"
Dining Room	9'6" x 9'11"
Conservatory	9'8" x 9'10"
Kitchen	8'8* x 9'5"
Utility Room	8'8" x 5'4"
Bedroom 1	11'9" x 11'6"
En Suite	6'8" x 4'6"
Bedroom 2	13' x 9'6"
Bathroom	7'9" x 5'6"



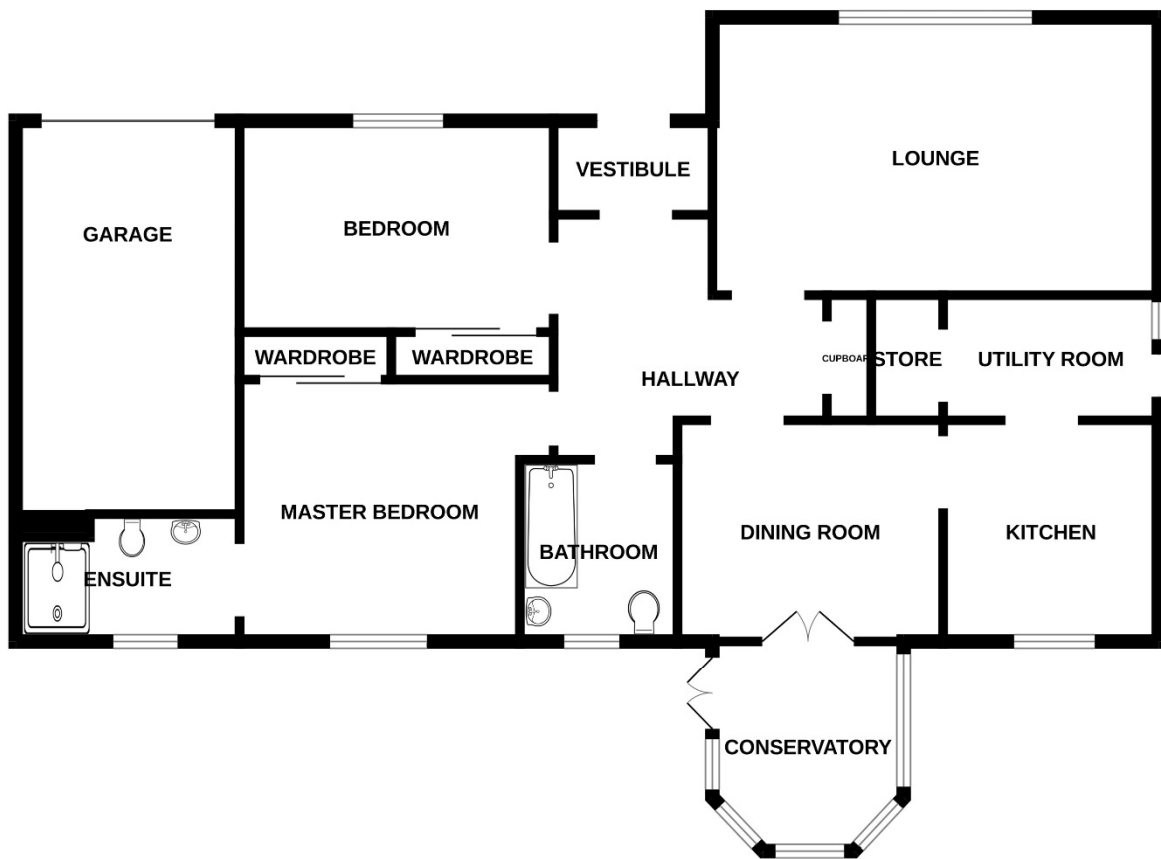
40 Benvie Road, Dundee, DD2 2PE



DUNDEE CITY | ANGUS | FIFE

40 Benvie Road, Dundee, DD2 2PE

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.
Made with Metropix ©2024



DUNDEE CITY | ANGUS | FIFE



MML Law

MMLLAW.CO.UK
01382 206000

DUNDEE CITY | ANGUS | FIFE
property@mmlaw.co.uk