



MML Law

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01382 206000 DUNDEE CITY | ANGUS | FIFE

55 Americanmuir Road, Dundee, DD3 9AD

Offers Over
£95,000



"Spacious Semi-Detached Villa In Walk-In Condition"

Accommodation: Entrance Hall, Lounge, Dining Room, Kitchen, 3 Double Bedrooms, Shower-Room, Double Glazing, Gas Central Heating, Generous Gardens, Driveway & Garage.



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Description

MML are delighted to bring to the market this spacious semi-detached villa situated in an established residential area to the north of Dundee City.

The property is a "Whitson Fairhurst" type property and generally considered as unacceptable for normal mortgage purposes.

The property affords well-proportioned accommodation on two levels.

At ground floor level accommodation comprises, spacious entrance hall with understair storage. Bright lounge offering comfortable living space, diningroom, modern fitted kitchen with ample base and wall mounted units, middle island, gas range cooker, door to rear garden.

On the upper level there are three good sized double bedrooms, one with fitted wardrobes, modern shower-room with two-piece white suite, fitted furniture and corner shower cubicle. The upper hall has linen cupboard and hatch to attic.

Double Glazing and gas central heating throughout.

Outside

Low maintenance garden ground to the front predominantly laid in chips and patio slabs with an off street car parking driveway.

Enclosed large garden ground to the rear predominantly laid in grass with slabbed and chipped sections. Beautiful Summerhouse and Gazebo.

Area

Americanmuir Road is ideally placed for a wide range of local amenities including shops, schools, leisure facilities and excellent commuter transport links into Dundee City Centre and beyond.



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Included In Sale

All floor coverings, blinds where fitted, curtain poles, gas range cooker, fire surround and electric fire, summerhouse and gazebo.

Washing machine, tumble dryer, fridge freezer and upright freezer in garage open for separate negotiation

This property is in walk-in condition and early viewing is recommended.

Viewing

By appointment through Solicitors on 01382 206000 alternatively for evenings and weekends telephone 07412 727210.

Home Report

Contact Solicitors for a copy of the Home Report.



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Accommodation

Lounge	15'11" x 10' 7"
Dining-Room	11'5" x 10'11"
Kitchen	12'7" x 10'7"
Bedroom 1	13'5" x 11'9"
Bedroom 2	11'4" x 10'10"
Bedroom 3	13'8" x 7'9"
Shower-room	5'9" x 7'7"



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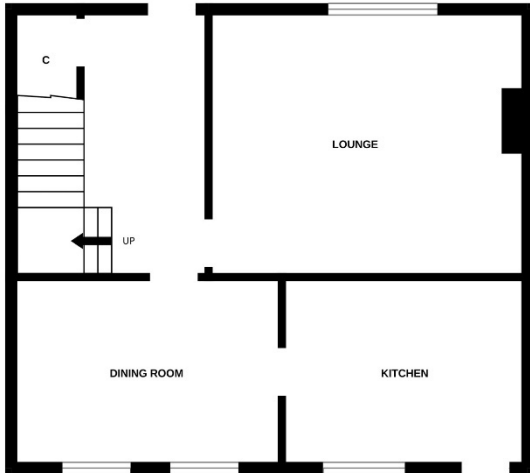


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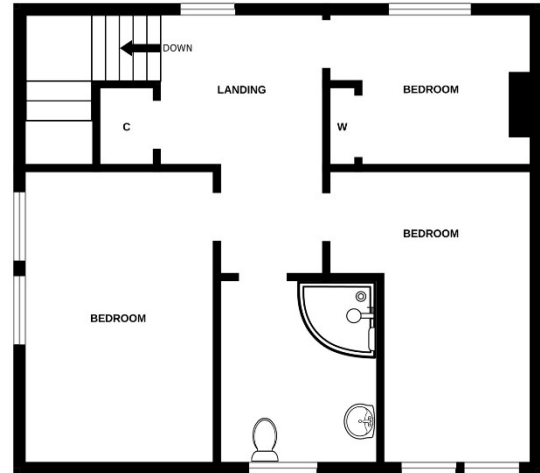
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GROUND FLOOR



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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