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Offers Over £320,000








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281 Strathmartine Road,  
Dundee, DD3 8NS





- Extended Semi Detached Villa
- Living Room
- Home Office
- Kitchen/Family Room
- Dining Room
- Utility Room
- WC, Sauna
- 4 Bedrooms, 1 Ensuite
- Family Bathroom
- Gas CH, Dbl Glaz
- Driveway
- Gardens

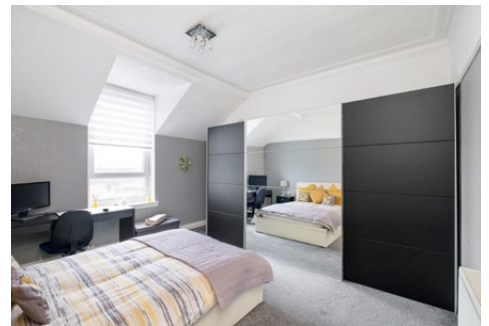
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A superb opportunity to purchase this extended stone built semi-detached villa which offers comfortable family-sized accommodation. The property is located in the Downfield area of Dundee which offers a range of local shops and services as well as schooling at primary and secondary levels while lying on a major bus route. The location offers easy access to the Kingsway dual carriageway which provides a link to various part of the city and beyond. The city of Dundee has a range of major facilities and is undergoing major regeneration in the waterfront area. The centre of Dundee has excellent transport and recreational facilities.



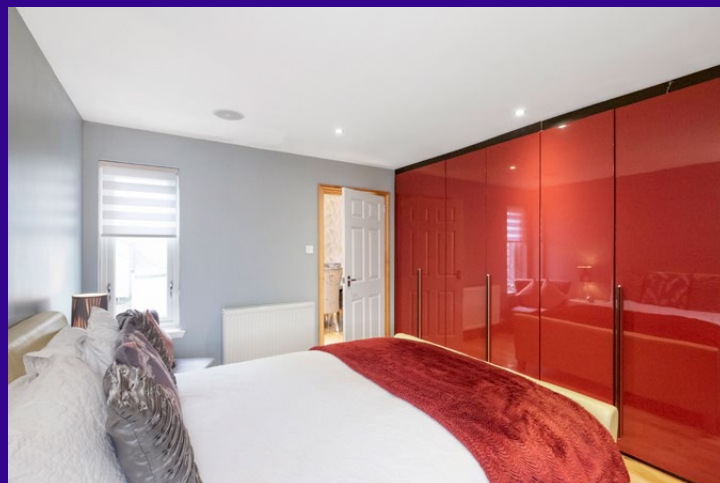
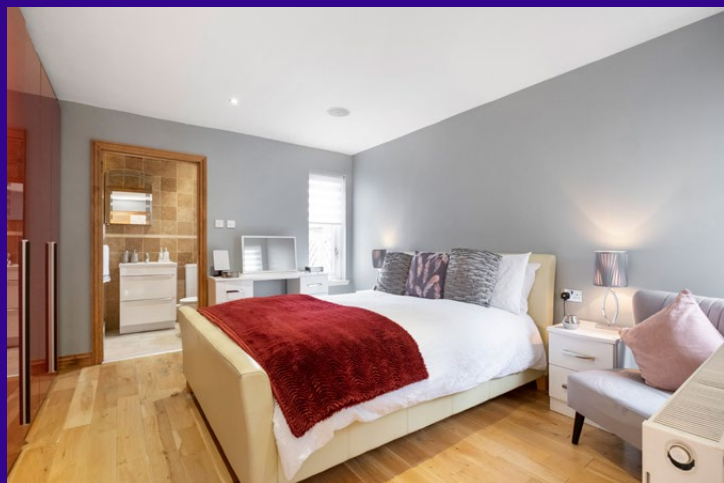




The property benefits from double glazing and gas central heating with separate boiler systems for the main house and the extended area. There are many period features including bay windows, high ceilings and ornate cornicing. The accommodation is accessed by a vestibule that leads to the main hallway. The spacious living room has a west facing bay window and ornate cornicing. The modern WC gives access to a sauna. The home office could be used for a number of purposes and is accessed from the hallway or the dining room. The large kitchen/family room offers a range of contemporary units with island and separate sitting area. The kitchen area gives open access to the

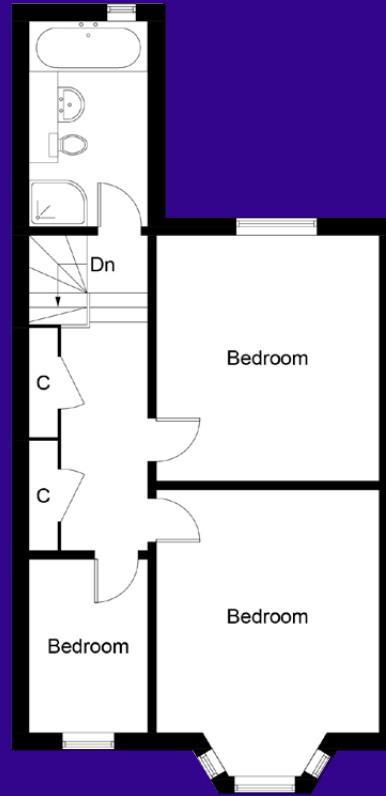
dining room which has a south facing aspect. The utility room has a fitted worksurface with sink while a door leads out to the rear garden. The master bedroom is located on the ground floor having wall to wall fitted wardrobe space and an ensuite shower room. The bathroom is located on the mezzanine level and has a separate shower unit. The upper landing has two fitted storage cupboards and gives access to three further bedrooms.

Off-street parking is located to the front of the property together with some well stocked borders. The rear garden is laid mainly in lawn together with two paved patio areas. A shed is located in the rear garden and forms part of the sale.





Ground Floor



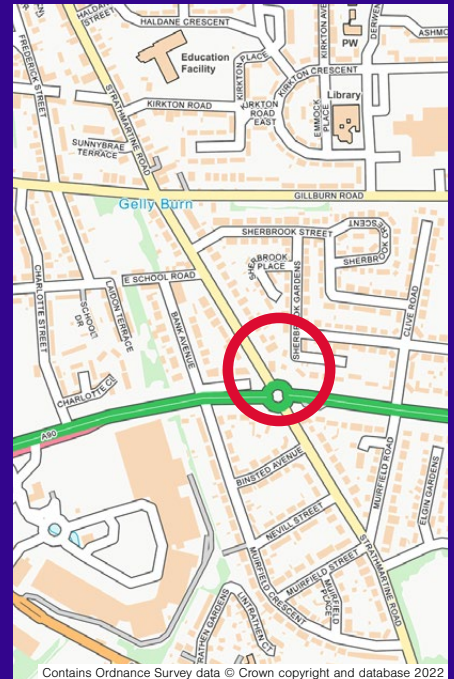
First Floor



## Accommodation (measurements are approx)

Living Room	4.31m x 4.21m	(14'2" x 13'10")
Dining Room	3.26m x 2.52m	(10'8" x 8'3")
Kitchen/Family Room	10.63m x 3.48m	(34'11" x 11'5")
Utility Room	2.35m x 1.53m	(7'9" x 5'0")
Home Office	3.80m x 2.30m	(12'6" x 7'7") at widest points
WC	2.41m x 1.78m	(7'11" x 5'10")
Sauna	1.72m x 1.19m	(5'8" x 3'11")
Bedroom 1	3.91m x 3.08m	(12'10" x 10'1")
Ensuite	2.31m x 1.40m	(7'7" x 4'7")
Bedroom 2	4.23m x 3.78m	(13'11" x 12'5")
Bedroom 3	4.23m x 3.78m	(13'11" x 12'5")
Bedroom 4	3.10m x 2.16m	(10'2" x 7'1")
Bathroom	3.56m x 2.05m	(11'8" x 6'9")





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### Dundee

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DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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