



ROSS STRACHAN & CO
Solicitors & Estate Agents



26 Traquair Gardens, Dundee, DD4 OTQ

Offers over – £185,000

3 Bedroom Semi Detached Villa

“Bringing people and property together”

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The Property

Recently decorated and upgraded this wonderful 3 bedroom property is offered to the market in walk in condition.

With spacious kitchen dining room opening out directly to the rear gardens via French doors, leading to a paved area, and down to the wonderful summer house this is a home you can choose to relax in or entertain in.

Inside the home is a contemporary style lounge, with window feature, downstairs cloakroom with white two piece suite.

On the first floor are two double bedrooms and a smaller single bedroom as well as a luxury family bathroom.

The home is immaculately decorated and presented in such a manner that early viewings are highly recommended.

As well being a wonderful place to live, the energy performance certificate supporting the property means it should be a highly efficient property to live in, with the fitment of an air source heat pump and radiator system meaning a level of control comparable with that of









Accommodation: -

Lounge, Dining Kitchen, WC, 3 Bedrooms, Bathroom

Ground

- Entrance Vestibule
- WC – 5'9" x 2'11" – naturally lit with 2 piece white suite
- Lounge – 16'00" x 15'10" – with door to kitchen and stairs to upper floor
- Dining Kitchen – 16'00" x 8'6" – modern fitted kitchen with access to rear gardens

First

- Landing – with attic hatch
- Bedroom – 12'10 x 8'11 – with fitted wardrobes
- Bedroom – 9'2 x 8'2" – overlooking rear gardens
- Bedroom – 7'3" x 6'7" – with storage cupboard
- Bathroom – 7'00 x 5'6" – naturally lit and with dual head shower over bath

External

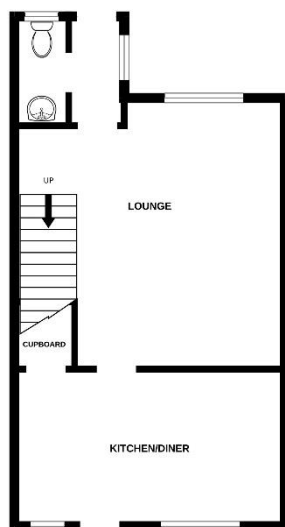
The front of the property is fenced off but has a paved area suitable for off street parking, the remainder is laid to aggregate.

The rear garden has a large summer house with built in shed. The summer house offers a relaxing way to enjoy the garden, with a small bar area, light and power.

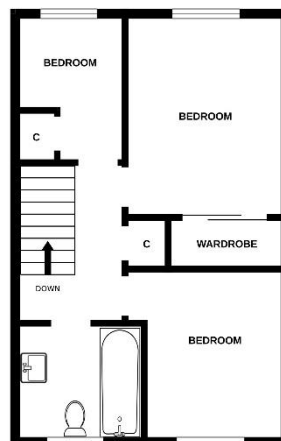
The rear garden is split into a paved upper area, offering options for dining, whilst the lower area is laid to attractive aggregate.

Non fitted white goods are available by separate negotiations.

GROUND FLOOR



1ST FLOOR







HOME REPORT: is available on request or through TSPC

VIEWING
Please contact:
Property
Department
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Dundee

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EXTRAS
Certain extras may be available by separate negotiations.