



**MICHAEL A. BROWN**

— *Solicitors & Estate Agents* —



## 43 Honeygreen Road, Dundee, DD4 8BG

Offers Over **£130,000**



- Semi Detached Villa
- Modernised & Decorated
- Move in Condition
- Front & Rear Gardens
- Near to Forfar Road
- Lounge/Diningroom
- Modern Kitchen
- 3 Bedrooms
- Bathroom
- Combi GCH; UPVC DG



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This modernised and redecorated 3 Bedroom SEMI DETACHED VILLA is in move in condition and enjoys a South aspect. The house benefits from a modern kitchen, quality flooring, combi gas central heating and replacement UPVC double glazed windows and doors. There are enclosed and easily maintained front and rear gardens. The house is situated on Honeygreen Road just off the entrance into Morrisons Superstore carpark, close to Forfar Road. There is easy access onto the Kingsway.

### GROUND FLOOR

#### ENTRANCE HALL

UPVC front entrance door and side window. Oak laminate flooring. Stair to upper floor.

#### LOUNGE

Large double-glazed window overlooks the South facing front garden. Large lounge area window which overlooks the front garden. Rear dining area with window which overlooks the rear garden. Oak laminate flooring.

#### KITCHEN

Attractive and fully fitted oak wall and base units and granite effect worktops. Integral stainless steel gas hob, chimney filter and electric oven. Inset stainless steel sink with drainer and mixer tap. Plumbed for automatic washing machine. Space for upright fridge freezer. Wall cupboard housing combi gas boiler. Shelved pantry cupboard. Recessed ceiling downlights. Window and door to rear garden.

### UPPER FLOOR

#### HALL

Shelved linen cupboard. Hatch to attic suitable for storage.

#### DOUBLE BEDROOM

Window overlooks front garden.

#### DOUBLE BEDROOM

Window overlooks rear garden.

#### BEDROOM

Window overlooks front garden. Wall storage cupboard.

#### BATHROOM

White three-piece suite. Wet wall above bath area. Tap fitment shower over bath and glazed shower screen. Tile effect laminate flooring. Opaque window.

### GARDENS

The front garden is enclosed by low walls and laid out with lawn and paved path. A side garden path leads to the rear garden, which is enclosed by timber fencing. Laid out with lawn and paved paths. Timber garden shed.

### EXTRAS

Included are all fitted floor coverings, blinds curtain and light fittings.

### LOCATION

Enter driveway to Morrison Superstore and take first left into Honeygreen Road.

### EPC – C

HOME REPORT VALUATION - £ 130,000



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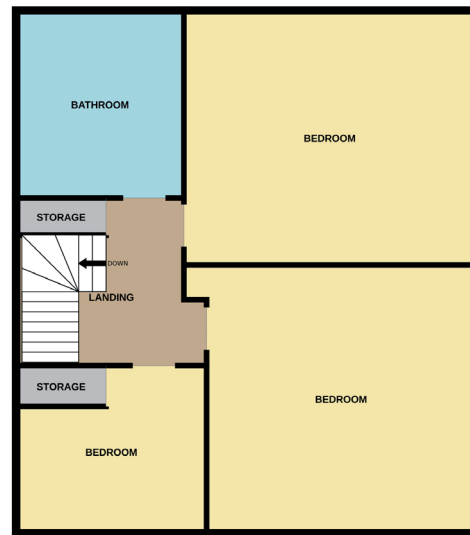
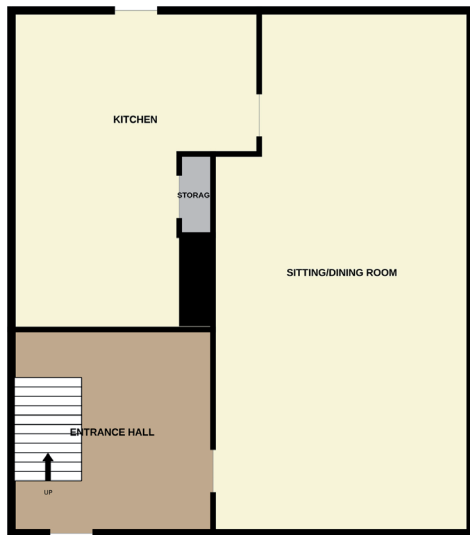
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GROUND FLOOR



1ST FLOOR



## ACCOMMODATION

(All measurements are approx.)

Lounge/Dining	24'8" x 11'3"	(7.57m x 3.43m)
Kitchen	14'1" x 9'0"	(4.30m x 2.74m)
Double Bedroom	13'8" x 9'5"	(4.22m x 2.90m)
Double Bedroom	11'1" x 10'7"	(3.38m x 3.25m)
Bedroom	9'4" x 9'4"	(2.86m x 2.87m)
Bathroom	9'4" x 9'4"	(2.86m x 2.87m)

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



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