



MICHAEL A. BROWN

— Solicitors & Estate Agents —



7 Noran Avenue, Dundee, DD4 7NF

Offers Over **£140,000**



- Semi Detached Villa
- Internally Modernised
- Externally Upgraded
- Garage and Driveway
- Large Gardens
- Spacious Lounge
- Dining Kitchen
- 3 Bedrooms
- Shower Room
- UPVC DG

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This spacious 3 Bedroom SEMI DETACHED VILLA has been modernised and externally upgraded with the block and harled finish. The house benefits from replacement UPVC double glazed windows and doors. A long monoblock driveway leads to the detached timber garage with power and light. There are enclosed and sizeable, well laid out South West facing rear gardens with out buildings and a small timber deck. The house is situated in a popular and sought after area with easy access onto Broughty Ferry Road.

GROUND FLOOR

HALL

Understairs cloaks and storage cupboard. Electric radiator.

LOUNGE

A spacious lounge with west facing windows overlooking the front garden.

DINING KITCHEN

Fully modernised with gloss white wall and base units and solid granite worktops. Integral electric stainless-steel hob and chimney filter hood. Integral double oven and grill. Automatic washing machine. Inset sink with drainer and mixer tap. Dining area with space for table and chairs. Tile effect laminate flooring. Door and window to rear garden.

SHOWER ROOM

White toilet and wash hand basin. Large, walk in glazed shower compartment. Wet wall and electric instant shower. Mirror wall cabinet. Herringbone style vinyl flooring. Opaque window. Electric radiator.

UPPER FLOOR

STAIRS TO UPPER FLOOR

Balustrade stair leads to the upper floor. Hatch to attic suitable for storage. Electric radiator.

DOUBLE BEDROOM

Bedroom suite comprising large built in wardrobes, drawer unit and bedside cabinet. Large built in wardrobe cupboard. Window overlooks front garden.

DOUBLE BEDROOM

Freestanding wardrobe and drawer units. Window overlooks rear garden.

BEDROOM

Window overlooks rear garden.

GARAGE

A long and attractively monoblocked driveway leads to the detached timber garage with power and light.

GARDENS

The front garden is laid out with balmullo chips, plants and shrubs. The rear is enclosed by hedging and enjoys a South facing aspect. Laid out with stone chips, plants and shrubs. Timber garden shed. Aluminum greenhouse. Paved patio area. Timber deck area. Outside water tap.

EXTRAS

Included are all fitted carpets, blinds, light fittings automatic washing machine and built in wardrobe furniture.

LOCATION

Off Broughty Ferry Road.

EPC – E

HOME REPORT VALUATION - £140,000



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ACCOMMODATION

(All measurements are approx.)

Lounge	14'5" x 12'3"	(4.42m x 3.75m)
Dining Kitchen	12'3" x 7'9"	(3.74m x 2.40m)
Shower Room	7'9" x 5'6"	(2.41m x 1.70m)
Double Bedroom	15'2" x 11'3"	(4.62m x 3.45m)
Double Bedroom	11'2" x 7'3"	(3.43m x 2.21m)
Bedroom	9'2" x 7'9"	(2.80m x 2.41m)



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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