



**Alan E Masterton**  
SOLICITORS & ESTATE AGENT

**DD5** ESTATE AGENTS

12-14 Maule Street, Monifieth  
Angus, DD5 4JN

t.01382 539313 f.0845 643 1609

e.info@legaleagles.tv w.legaleagles.tv

91 Greendykes Road, Dundee, DD4 7QR

Mid-Terraced Villa



Offers Over £135,000

[www.legaleagles.tv](http://www.legaleagles.tv)

**DD5** ESTATE AGENTS

# Mid-Terraced Villa

## 91 Greendykes Road, Dundee, DD4 7QR

Located on the east side of the city of Dundee this immaculately presented 2 bedroomed home provides spacious living in an extremely popular residential area. This ready to move in property comprises of an entrance hallway with under stair storage cupboard, bright lounge/dining room with dual aspect windows, modern kitchen that leads to an easily maintained back garden. Carpeted staircase gives access to the top landing with 2 double bedrooms, storage cupboard and a family bathroom.

This highly sought after area is only a short distance to a wide range of amenities including supermarkets, shops, schooling and recreation opportunities as well as excellent commuter transport links. This property is finished off to a high standard therefore will attract a wide range of buyers looking to invest in a home of quality and space, early viewing is therefore highly recommended.

Property benefits from gas central heating and double glazing.

### Entrance Hall:

A bright and welcoming entrance accessed through a partially glazed security door, the hallway gives access to the lounge, under stair storage cupboard and kitchen that leads to the back garden. A carpeted staircase leads to an upper landing allowing access to 2 double bedrooms, bathroom, storage cupboard and a loft hatch.

### Lounge/Dining: **6.30m x 3.25m**

This bright family living space provides a comfortable atmosphere in which to relax with feature fire surround and dual aspect windows flooding this room with natural light. Space for dining table and chairs.

### Kitchen: **3.90m x 2.50m**

The modern galleried kitchen provides ample storage space provided by a range of wall and base units with complimentary worktop and tiled splash back. Appliances include an under counter oven with 4 burner gas hob and integrated extractor above, space for washing machine and tall fridge freezer.

### Upper Floor:

#### Bedroom 1: **4.10m x 2.70m**

A generously sized double bedroom with window overlooking front of the property and built-in wardrobe and storage cupboard.

#### Bedroom 2: **3.60m x 3.20m**

A well-proportioned bright and airy room overlooking the back of the home with storage cupboard.

#### Bathroom: **2.50m x 1.85m**

The bathroom comprises of a bath with electric shower within, w.c and wash-hand basin within a vanity unit providing excellent additional storage. Modern wetwall throughout

### Garden:

Low maintenance garden areas to the front and back of the home. The front of the property is laid with a monobloc driveway. The rear garden is laid mainly to lawn with a decking area providing an excellent low maintenance space in which to dine and relax in the summer months.











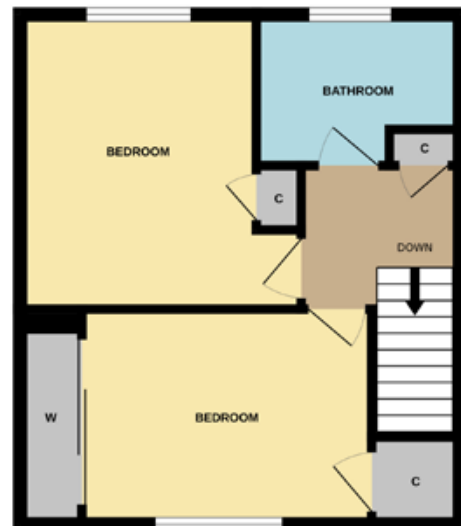
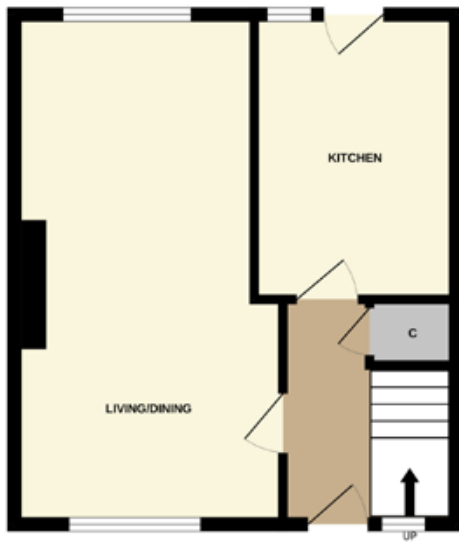




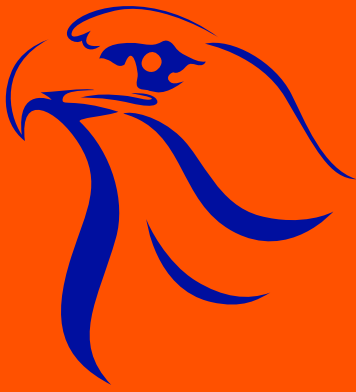


GROUND FLOOR

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.  
Made with Metropix ©2024



# Alan E Masterton

## SOLICITORS & ESTATE AGENT

### Home Report

Please log on to [www.legaleagles.tv](http://www.legaleagles.tv) then select this property, select the "Home Report" button and the home report will display within 5 seconds.

### Council Tax Band:

B (Dundee Council May 2024).

### EPC Band:

C

### Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: [viewingstobook@gmail.com](mailto:viewingstobook@gmail.com) (viewings must be arranged at least 24 hours before your requested viewing date/time)

12-14 Maule Street,  
Monifieth, Angus  
DD5 4JN  
LP-1 Monifieth

t. 01382 539 313  
f. 0845 643 1609  
e. [info@legaleagles.tv](mailto:info@legaleagles.tv)  
w. [legaleagles.tv](http://legaleagles.tv)

Note:  
Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

# [www.legaleagles.tv](http://www.legaleagles.tv)

**"WHEN RESULTS MATTER"**

**ESTATE AGENTS • POWER OF ATTORNEY • WILLS • EXECUTRIES**

Estate Agents and Innovators in Property Exchange for the Private Individual and Business Portfolio Builder.  
House Purchase & Sales Legals, Remortgages, Wills & Executries, Rental Property Global Management Services.

Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.  
Registered office: 12-14 Maule Street, Monifieth, Angus DD5 4JN

Selling, Buying and Leasing Property in...



MONIFIETH

BROUGHTY FERRY

FORFAR

PERTH

ARBROATH