



1A Eskdale Avenue, Dundee, DD3 9BN  
3 Bedroom Detached Villa  
**Offers Over £200,000**





## Accommodation

### Ground

- Lounge
- Cloakroom/Shower Room
- Kitchen/Dining Room

### First Floor

- 3 Double Bedrooms
- Family Bathroom



- **Traditional Hall** – with under stair storage
- **Lounge** – 16'9 x 11'9" – front orientation
- **Dining Kitchen** – 19'4 x 10'2" – with patio doors to rear gardens
- **Cloakroom / Shower Room** – 9'3" x 3'9" – 3-piece white suite with shower cubicle
  
- **Landing** – with storage cupboard and attic hatch
- **Bedroom** – 13'4" x 11'10 (at widest) – rear facing double bedroom
- **Bedroom** – 15'10" x 10'6" (at widest) – front facing double bedroom
- **Bedroom** – 8'5" x 8'1" – front facing double bedroom
- **Family Bathroom** – 7'10" x 6'10" – white 3-piece suite with bath





## The Property

This architect designed home lies towards Dundee's northern perimeter, located within the Downfield area of Dundee. Regarded widely as one of the more popular areas of Dundee with quality housing always in demand this attractive villa offers the perfect opportunity to purchase a wonderful family home.

With attractive landscaped gardens this family home offers spacious accommodation over two levels. On the ground floor you enter through the front door with the lounge to the left and the downstairs cloakroom and shower room to the right. Straight ahead lies the large kitchen dining room with modern fitted kitchen and patio doors to the rear gardens.

On the first floor there are three double bedrooms and family bathroom.

This home, built in 2008, is a perfect canvas for anyone wishing to create something a bit special, the property is neutrally decorated at the moment and features white suites in both the shower room downstairs and the bathroom upstairs.

Private off-street parking is available to the front of the home, with an external electricity point right where you may wish to charge an electric vehicle perhaps.

Secure rear gardens are bordered by a fence and hedges, with bins discretely hidden and accessed via the side gate. A shed in the rear garden allows ample storage of garden tools which will help maintain the lovely garden, with raised decking, to the side of the home.

The home is heated by means of recently installed high efficiency gas boiler and radiator system, with double glazed windows throughout.

## External

The property is accessed by means of a short driveway to the front of the home, shared with the neighbouring property, which then leads down to a graveled private parking area.

The rear and side gardens can be accessed via a gated high fence to the side of the home or from the dining room area within the home. Sectioned gardens have space for the bins, an area of paving to the rear, leading to the shed and a larger area of lawn, featuring raised decking to the side.

The property is set back from the road at the front and whilst sitting in the lounge you look over a large area of maintained grass and mature tree.

Downfield is a residential area located in the north of Dundee, Scotland, centered on the stretch of the Strathmartine Road between the Kingsway and the northern boundary of Dundee. The area is bordered by St Marys and Ardler to the west, Kirkton to the east and Fairmuir to the south. With a mixture of amenities, the Downfield area remains one of Dundee's more popular residential locations.



**HOME REPORT:** is available on request or through TSPC

**VIEWING**

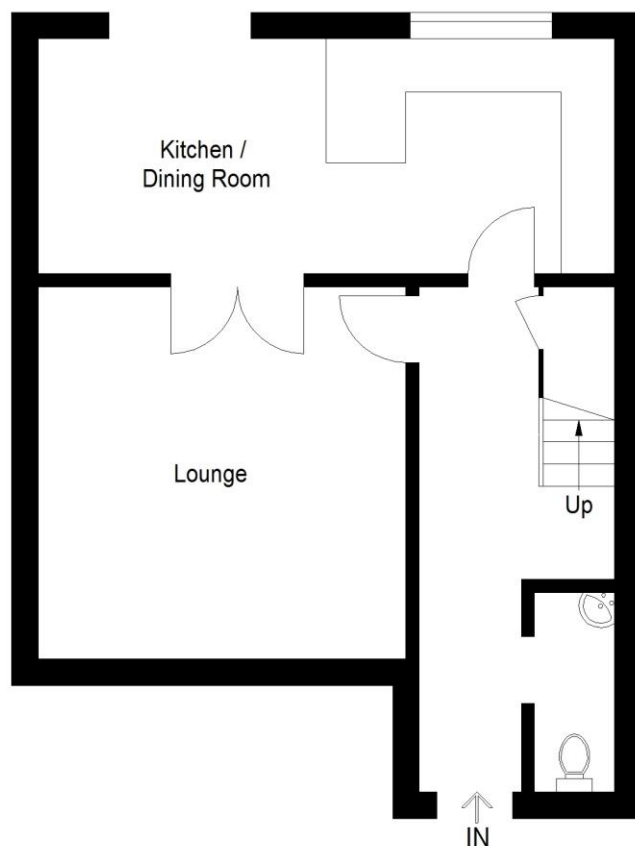
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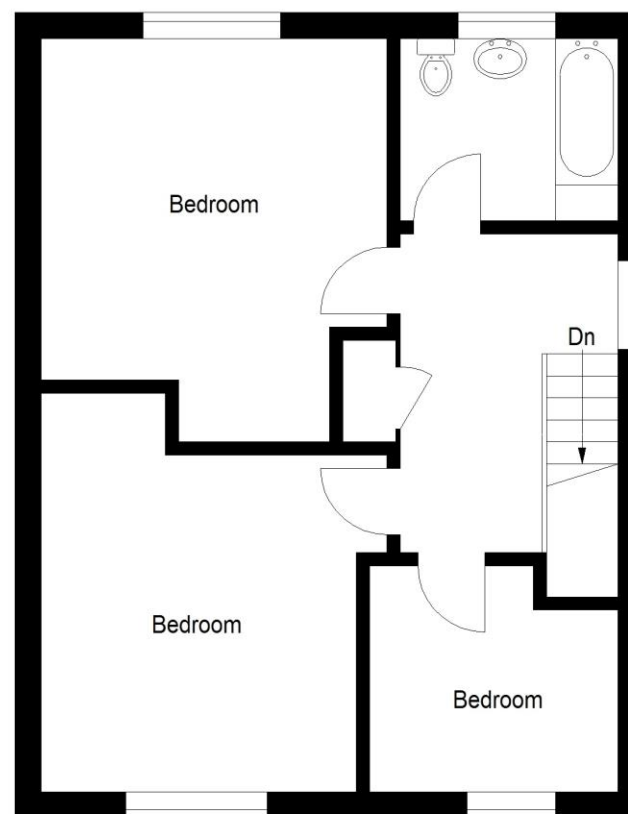
Tel: 01382  
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**EXTRAS**

Certain extras may be available by separate negotiations.



**Ground Floor**



**First Floor**

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