



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



13 Robson Street, Dundee, DD4 7JQ

Semi Detached Villa, 2/3 Bedrooms

Offers Over £200,000

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DD5 ESTATE AGENTS

Semi Detached Villa, 2/3 Bedrooms

13 Robson Street, Dundee, DD4 7JQ

Located on the east side of the city of Dundee this well presented 2-3 bed roomed home provides spacious living in an extremely popular residential area. Robson Street is ideally situated for ease of access to the city centre, Baxter Park and a number of local amenities including shops, schools and regular commuting bus service.

This superb semi-detached property offers spacious bright accommodation over the one level with a fully floored attic space. Number 13 comprises of an entrance hallway with vestibule, bright lounge dining room overlooking the beautiful rear garden, galleried kitchen, 2 bedrooms, shower room and front facing lounge/further bedroom with feature fire surround.

Property benefits from gas central heating, double glazing and features such as high ceilings, solid wooden doors, beautifully landscaped gardens, detached garage/ workshop and feature fire surround.

Entrance Hall:

Bright and welcoming entrance hall with vestibule accessed through a solid wooden security door, the hallway gives access to the two bedrooms, shower room, dining/lounge, front facing lounge/ third bedroom as well as a storage cupboard which gives access to the fully floored attic space.

giving excellent additional storage and surface space, illuminated mirror and heated towel rail. Fully tiled finish gives a luxury feel to this space.

Bedroom 1: **3.60m x 3.25m:**

A bright and airy double bedroom with window overlooking the front of the home.

Lounge/ Bedroom 3: **4.28m x 4.06m:**

A well-proportioned room which enjoys the feeling of space and lightness through the large bay window overlooking the front of the home. Feature fireplace provides a relaxing focal point to the family room.

Bedroom 2: **3.56m x 2.55m:**

Another generous sized double bedroom with large window overlooking the rear garden

Lounge/ Dining: **4.29m x 3.62m:**

Overlooking the beautifully maintained garden this bright living space is flooded with natural light and opens up to the galleried kitchen.

Attic Level:

Fully floored attic space with velux window accessed via the original hall storage cupboard.

Kitchen: **2.55m x 2.30m:**

The galleried kitchen provides ample storage space provided by a good range of wall and floor cabinets and comprises of an under-counter oven with gas burner hob, integrated fridge, freezer and space for a washing machine. A solid wooden external door leads out the side of the home giving access to the garden, perfect for outdoor dining in the warmer months.

Garden Area:

Attractive garden areas to the front and back of the home. The front of the property is laid with lawn with borders of mature bushes, trees and shrubs. Large, chipped driveway leads to the garage and rear garden. The garden area to the rear of the home is beautifully landscaped and fully enclosed: providing an excellent space in which to relax, dine and entertain in the summer months. Mature trees and bushes border the property providing a tranquil and colourful backdrop to the home.

Shower Room: **2.29m x 1.98m:**

A modern shower room comprising of a shower cubicle with mains operative shower within, w.c and wash hand basin within a large vanity unit with integrated shelves

Garage.

The garage is accessed by an up and over door from the driveway or side garden. Ideal additional storage or car storage facility.

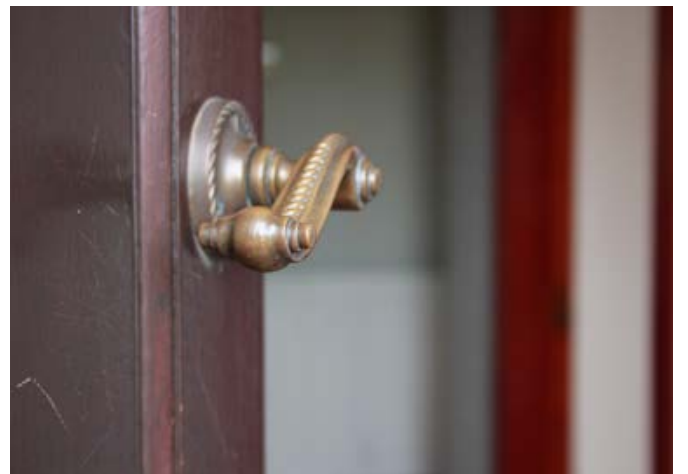


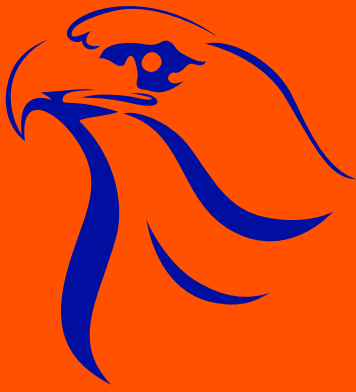








Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1088242)



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Home Report

Please log on to www.legaleagles.tv then select this property, select the "Home Report" button and the home report will display within 5 seconds.

Council Tax Band:

D (Dundee Council May 2024).

EPC Band:

D

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 (viewings must be arranged at least 24 hours before your requested viewing date/time)

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LP-1 Monifieth

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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.

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