



MICHAEL A. BROWN

— Solicitors & Estate Agents —



69 St Kilda Road, Dundee, DD3 9NH

Offers Over **£110,000**



- Mid Terraced Villa
- Fully Modernised
- Rendered Exterior
- Retailed Roof
- Combi GCH;UPVC DG
- Lounge/Diningroom
- Modern Kitchen
- 2 Double Bedrooms
- Modern Shower Room
- Enclosed Gardens

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This fully modernised and upgraded MIDTERRACED VILLA benefits from recently replaced modern kitchen and shower room and combi gas boiler. In addition, exterior roughcast/harling, roof retiling and replacement UPVC double glazed windows and doors. There are easily maintained front and rear gardens with timber summer house and garden shed. There is on street car parking outside the house.

GROUND FLOOR

ENTRANCE HALL

UPVC front entrance door and side screen. Stairs to upper floor.

LOUNGE/DINING ROOM

Large windows overlook the front and rear of the property. Laminate flooring.

KITCHEN

Fully fitted with modern gloss white wall and base units and granite effect worktops. Electric slot in cooker and stainless-steel chimney filter. Inset stainless steel sink with drainer and mixer tap. Automatic washing machine. Wall unit housing combi gas boiler. Pantry Cupboard. Ceiling spotlights. Window and door to rear garden.

UPPER FLOOR

HALL

Hatch to attic suitable for storage.

DOUBLE BEDROOM

Two South facing windows. Storage cupboard.

DOUBLE BEDROOM

Window overlooks rear garden. Storage cupboard.

SHOWER ROOM

Partly tiled to dado height. Tiled Floor. White toilet and wash hand basin. Large walk in wet wall and glazed shower with redring instant shower. Opaque window.

GARDENS

The front garden is enclosed by low walls and laid out for easy maintenance. The rear garden is enclosed by timber fencing and laid out with artificial grass. Timber summer house and garden shed.

EXTRAS

Included are the kitchen appliances and the double wardrobe and chest of drawers.

LOCATION

Off Dalmahoy Drive near Clatto Country Park.

EPC – C

HOME REPORT VALUATION - £110,000



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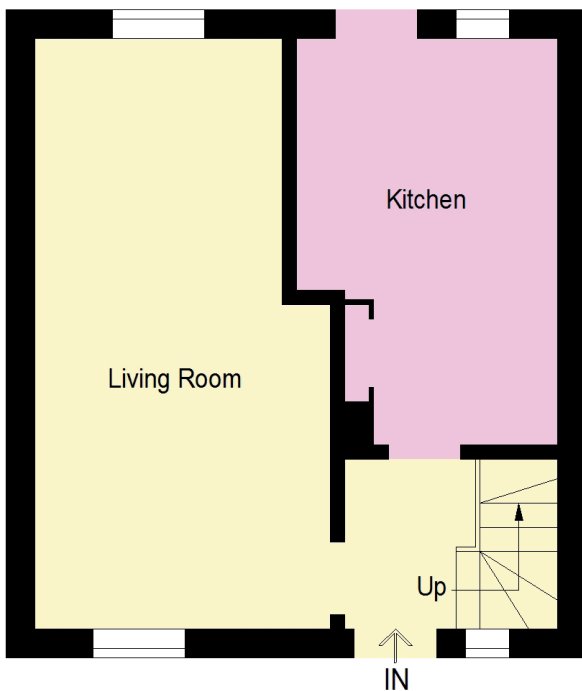


ACCOMMODATION

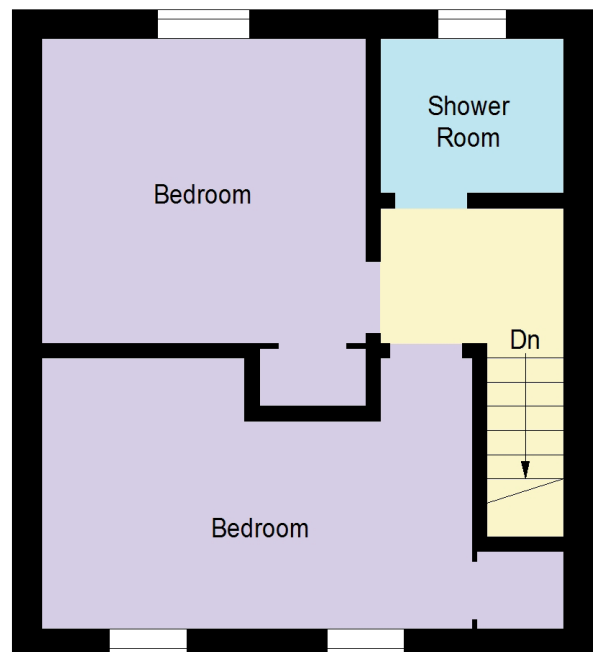
(All measurements are approx.)

Lounge/Diningroom	19'7" x 10'0"	(6.00m x 3.06m)
Kitchen	13'8" x 8'7"	(4.20m x 2.66m)
Double Bedroom	14'5" x 9'5"	(4.42m x 2.90m)
Double Bedroom	11'1" x 10'0"	(3.37m x 3.05m)
Shower Room	6'4" x 5'2"	(1.94m x 1.60m)

Approximate Gross Internal Area = 65.8 sq m / 708 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1090663 / Ref:88288)

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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