



MICHAEL A. BROWN

— Solicitors & Estate Agents —



23 Duns Crescent, Dundee, DD4 0RY

Offers Over **£225,000**



- Modern Semi-Detached Villa
- Large Extension
- Very Spacious Accommodation
- Move in Condition
- Gardens and Driveway
- GCH; UPVC DG
- Lounge
- Diningroom
- Kitchen
- 4 Bedrooms
- GF Bedroom En Suite
- GF Toilet; Bathroom

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This exceptionally spacious and modern SEMI DETACHED VILLA benefits from a large side extension which provides a double bedroom with ensuite shower room and large Dining room situated off the kitchen. This well maintained family home is situated in a quiet and well established, modern estate lying towards the north of the City. The house is attractively decorated and is in move in condition. The property also benefits from combi gas central heating and UPVC double glazed windows and doors. There are attractively laid out enclosed gardens with the rear garden benefiting from an ornate paved patio, lawn and shrubs. A balmullo chip driveway provides parking for two cars.

GROUND FLOOR

ENTRANCE HALL

UPVC front entrance door. Beech laminate flooring. Stair to upper floor.

TOILET

White toilet and wash hand basin. Wood effect vinyl flooring.

LOUNGE

Window overlooks front garden. Beech laminate flooring.

DINING ROOM

Situated off the adjoining kitchen. Double glazed patio doors lead onto the rear garden. Beech laminate flooring.

KITCHEN

Fully fitted with modern light wood effect wall and base units and granite effect worktops. Tiled splashback. Five ring gas cooker range. Chimney filter hood. Inset stainless steel 1 ½ bowl sink with drainer and mixer tap. Integral dishwasher. Space for American style fridge freezer or kitchen table. Beech laminate flooring. Recessed ceiling downlights. Combi gas boiler in wall unit. Rear door and window to rear garden.

UTILITY CUPBOARD

Plumbed for automatic washing machine and tumble dryer. Tiled floor.

DOUBLE BEDROOM

Spacious ground floor bedroom with full-length built-in wardrobes. Light oak laminate flooring. Recessed ceiling downlights. Window overlooks the front garden.

ENSUITE

Wooden vanity units with inset wash hand basin and toilet. Large walk in shower with glazed doors. Tiled walls. Mira instant electric shower. Recessed ceiling downlights. Opaque window. Extractor fan. Chrome towel radiator.

UPPER FLOOR

HALL

Shelved linen cupboard. Hatch to attic suitable for storage.

DOUBLE BEDROOM

Built-in full-length wardrobes. Beech laminate flooring. Window overlooks rear garden.

DOUBLE BEDROOM

Oak laminate flooring. Window overlooks front garden.

BEDROOM

Shelved storage cupboard. Beech laminate flooring. Window overlooks front garden.

BATHROOM

Fitted white vanity unit with toilet and wash hand basin. White bath with thermostat shower over bath. Tiled above bath and vanity. Wood effect vinyl flooring.

GARDENS

Balmullo chip driveway with parking for two vehicles. The front garden is enclosed by low brick walls and laid out with lawn. Side gate and paved path leads to the rear garden. Two garden storage units. The rear garden is enclosed by timber fencing and provides a secluded and sunny location. Ornate paved patio. Lawn, shrubs and plants. Corner timber seating area. Outside water tap.

EXTRAS

All integral kitchen appliances, carpets, floorings light fittings and blinds.

LOCATION

Off Berwick Drive/ Aberlady Crescent near to CastleView Development.

EPC – C

HOME REPORT VALUATION - £225,000



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ACCOMMODATION

(All measurements are approx.)

Toilet	6'2" x 2'8"	(1.90m x 0.86m)
Lounge	14'7" x 12'6"	(4.48m x 3.83m)
Diningroom	11'4" x 9'1"	(3.46m x 2.77m)
Kitchen	15'6" x 11'1"	(4.76m x 3.39m)
Double Bedroom	15'0" x 9'8"	(4.57m x 3.00m)
Ensuite	11'5" x 5'8"	(3.50m x 1.78m)
Double Bedroom	10'7" x 9'1"	(3.25m x 2.76m)
Double Bedroom	12'0" x 8'1"	(3.65m x 2.47m)
Bedroom	7'4" x 7'6"	(2.25m x 2.33m)
Bathroom	6'5" x 6'4"	(1.99m x 1.94m)

Approximate Gross Internal Area = 115.5 sq m / 1243 sq ft

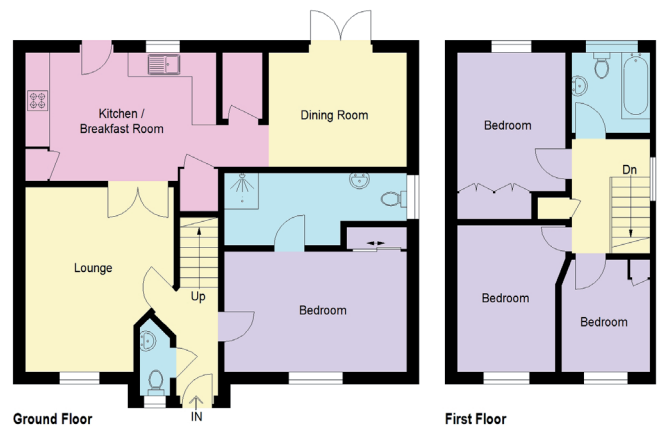


Illustration For Identification Purposes Only. Not To Scale (ID:1090745 / Ref:88296)

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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