



MICHAEL A. BROWN

— Solicitors & Estate Agents —



150 Glamis Road, Dundee, DD2 2EU

Offers Over **£230,000**



- Detached Bungalow
- Spacious Accommodation
- West End Location
- Landscaped Gardens
- Large Detached Garage
- Long Driveway
- Vestibule; Hall
- Spacious Lounge
- Fitted Kitchen
- 3 Double Bedrooms
- Bathroom
- Combi GCH; UPVC DG; Alarm

150 Glamis Road, Dundee, DD2 2EU



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This modern and spacious DETACHED BUNGALOW is situated on a large corner site with Nevay Street within large, landscaped gardens and enjoying a south facing aspect towards Balgay Hill. The house benefits from combi gas central heating and recently replaced UPVC double glazed windows and doors. There is a long tarmac side driveway with parking for several cars which leads to the large, detached garage with power and light. Very well laid out front and side gardens and an enclosed and secluded rear garden with lawn, shrubs and paved patio.

ENTRANCE VESTIBULE

UPVC front entrance door. Consumer unit cupboard.

ENTRANCE HALL

With Ramsay style ladder hatch to large attic housing Worcester combi gas boiler.

LOUNGE Large bay window overlook the south facing front garden. Mahogany fireplace with inset living flame gas fire.

KITCHEN

Fully fitted with beech finish wall and base units and granite effect worktops. Splashback tiling. Integral gas hob, electric oven and filter hood. Upright fridge freezer. Inset stainless steel 1 ½ bowl sink with drainer and mixer tap. Automatic washing machine. Wood effect vinyl flooring. Recessed downlights. Window and door to rear garden.

DOUBLE BEDROOM

Presently used as a dining room and equally suitable as a third bedroom. Window overlooks rear garden.

DOUBLE BEDROOM

Built-in full-length wardrobes with inset dresser. Window overlooks front garden.

DOUBLE BEDROOM

Freestanding wardrobes and dresser unit. Window overlooks the rear garden.

SHOWER ROOM

Full wall and floor tiling. White vanity unit with inset wash hand basin and toilet. Corner shower department with Tritan electric shower. Wall mirror. Opaque window. Chrome towel radiator

DETACHED GARAGE

Large garage with up and over door and power and light. Courtesy side door to rear garden.

GARDENS

The landscaped front garden is enclosed by low stone walls and mainly laid out with large lawn, bushes shrubs and flower beds. The large side garden is enclosed by low stone walls and mainly laid out with large lawn. Tarmac driveway with parking for several cars leads to the detached garage. The rear garden is fully enclosed and provides a high degree of privacy. West facing with paved patio area. Laid out with lawn, shrubs and bushes. Partly enclosed refuge storage. Outside water tap and security lights.

EXTRAS

Included are all fitted carpets, curtains, blinds, integral kitchen appliances, automatic washing machine and fridge freezer.

LOCATION

At corner of Nevay Terrace.

EPC – D

HOME REPORT VALUATION - £230,000



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GROUND FLOOR
92.0 sq.m. approx.



TOTAL FLOOR AREA: 92.0 sq.m. approx.
We and our agents have based upon the accuracy of the details contained in the measurements, drawings, floor plans and photographs. We do not accept any responsibility for any errors or omissions in the information provided. The actual, current and prospective owners have been advised of this and no guarantee is given. Agents: Michael Brown (01382 204242)

ACCOMMODATION

(All measurements are approx.)

Lounge	15'0" x 13'8"	(4.56m x 4.20m)
Kitchen	15'4" x 7'7"	(4.70m x 2.35m)
Double Bedroom/ Diningroom	11'2" x 9'5"	(3.40m x 2.90m)
Double Bedroom	12'4" x 9'5"	(3.77m x 2.90m)
Double Bedroom	11'2" x 11'2"	(3.40m x 3.40m)
Bathroom	8'3" x 5'8"	(2.53m x 1.78m)

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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