



MICHAEL A. BROWN

— Solicitors & Estate Agents —



8 Catterline Crescent, Dundee, DD3 9RN

Offers Over **£130,000**



- Mid Terraced Villa
- Fully Modernised
- Move in Condition
- Small Gardens
- Open Aspects
- Near Clatto Park
- Hall; Vestibule
- Lounge
- Quality Kitchen/Dinette
- 2 Double Bedrooms
- Modern Shower Room
- Combi GCH; UPVC DG

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This fully modernised, upgraded and nicely decorated MID TERRACED VILLA benefits from quality fitted kitchen and shower room and also oak doors and stair balustrade. There is combi gas central heating and replacement UPVC double glazed windows and doors. The property is in move in condition. There are small, enclosed front and rear gardens with open aspects and mutual car parking outside the house. Clatto Country Park is a five minute walk and the bus service terminus is conveniently nearby.

GROUND FLOOR

VESTIBULE

Built in storage and cloaks hanging cupboards and with Worcester central heating boiler. UPVC door leads out to the rear garden.

ENTRANCE HALL

UPVC front entrance door and side screen. Oak balustrade stair to upper floor. Open hall area below.

LOUNGE

A good size lounge with a large double glazed window which overlooks the south facing rear garden.

KITCHEN/DINETTE

Fully fitted with oak finish wall and base units and granite effect worktops with matching upstands. A space for small table and chairs. Inset stainless steel sink with drainer and mixer tap. Automatic washing machine and dishwasher. Upright fridge freezer. Integral electric hob and oven. Parador style ceiling with recessed downlights. Oak effect vinyl flooring. Shelved storage cupboard. Window overlooks the front of the property. Extractor fan.

UPPER FLOOR

HALL

Two large storage cupboards. Hatch to attic suitable for storage.

DOUBLE BEDROOM

Built in wardrobe cupboard. Window overlooks rear garden.

DOUBLE BEDROOM

Built in storage cupboard. Window overlooks front garden.

SHOWER ROOM

Wet walled. Touch light mirror. White toilet and vanity unit with wash hand bowl. Large open shower area with thermostat shower. Nonslip vinyl flooring and shower curtain. Recessed ceiling downlights. Opaque window. Extractor fan. Towel radiator.

GARDENS

The front garden is enclosed by low walls and laid put with paving stones. Timber garden shed. Rotary clothes dryer. The south facing rear garden has an open aspect over grass area. Enclosed by timber fencing and laid out with stone chips.

EXTRAS

Included are all fitted carpets, blinds, curtains, light fittings, automatic washing machine, dishwasher and fridge freezer.

LOCATION

Near top of Laird Street.

EPC – C

HOME REPORT VALUATION - £130,000



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ACCOMMODATION

(All measurements are approx.)

Lounge	13'8" x 13'1"	(4.20m x 4.00m)
Kitchen/Dinette	9'8" x 6'9"	(3.00m x 2.10m)
Double Bedroom	13'1" x 9'5"	(4.00m x 2.90m)
Double Bedroom	11'2" x 10'5"	(3.42m x 3.19m)
Shower Room	6'6" x 5'4"	(2.00m x 1.65m)

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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