



MICHAEL A. BROWN

— Solicitors & Estate Agents —



25B St Marys Road, Dundee, DD3 9DH

Offers Over **£245,000**



- Modern Semi Detached Villa
- Very Spacious Accommodation
- Rear Patio
- Driveway
- Enclosed Gardens
- Combi GCH; UPVC DG; Alarm
- Ground Floor Toilet
- Lounge
- Kitchen
- Diningroom/Bedroom 4
- 3 Double Bedrooms; 1 Ensuite
- Shower Room

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This recently built and very spacious, modern SEMI DETACHED VILLA is situated close to Downfield. The very spacious accommodation includes 3 or 4 bedrooms which makes this a very attractive family home. The lounge opens up with French doors to the rear raised patio and rear garden. The property benefits from combi gas central heating and UPVC double glazed windows and French doors and intruder alarm. There is a monoblock front driveway and an additional car parking space at the side of the house if required. The sizeable rear garden is enclosed by timber fencing and laid out with raised paved patio, lawn and sheltered jacuzzi style encloser.

GROUND FLOOR

ENTRANCE HALL

UPVC front entrance door. Laminate flooring. Balustrade stair to upper floor. Under stairs cloaks cupboard.

TOILET

White toilet and wash hand basin. Floor tiled. Under floor plumbing for installation of a shower if required. Opaque window. Extractor fan. Chrome towel radiator.

LOUNGE

A comfortable lounge with small dining area. Laminate flooring. Double French doors open out onto the rear patio garden.

KITCHEN/DINETTE

Fully fitted with gloss white wall and base units and granite effect worktops. Matching splash back panels. Integral stainless steel gas oven, electric oven and chimney filter. Inset stainless steel 1 ½ bowl sink with drainer and mixer tap. Plumbed for automatic washing machine. Space for fridge freezer. Breakfast bar. Laminate flooring. Glazed door and window to rear garden.

DININGROOM/BEDROOM 4

Window overlooks front garden. Laminate flooring.

UPPER FLOOR

HALL

Hatch to attic suitable for storage.

PRINCIPLE BEDROOM

Window overlooks the front of the property. Built in double wardrobes with mirror sliding doors.

EN-SUITE

Tiled floor and wall tiled to dado height. White toilet and wash hand basin. Glazed shower compartment with thermostat shower. Extractor fan. Chrome towel radiator.

DOUBLE BEDROOM

Window overlooks rear garden. Built in double wardrobes with mirror sliding doors.

DOUBLE BEDROOM

Window overlooks rear garden.

SHOWER ROOM

A spacious shower room with large walk in glazed shower and thermostat shower. White toilet and wash hand basin. Parador style ceiling with recessed downlights. Vinyl tile effect flooring. Opaque window. Chrome towel radiator.

GARDENS

The front garden is laid out with lawn and paved path. Monoblock car driveway. The side garden is monoblocked with outside water tap. This area could be used for the parking of another car. The rear is enclosed by timber fencing and laid out with large lawn, raised slab patio with access to the lounge and kitchen. Sheltered jacuzzi style encloser. Timber garden shed.

EXTRAS

Included are all floor coverings, blinds and integral kitchen appliances.

LOCATION

Off Strathmartine Road.

EPC – B

HOME REPORT VALUATION - £250,000



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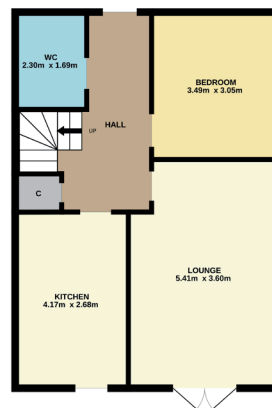


ACCOMMODATION

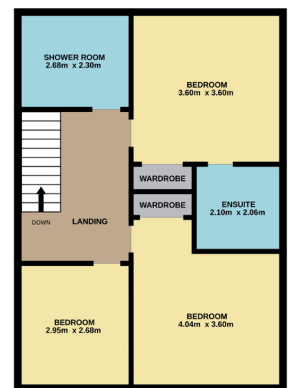
(All measurements are approx.)

Toilet	7'5" x 9'8"	(2.30m x 3.00m)
Lounge	17'5" x 11'3"	(5.35m x 3.45m)
Kitchen	13'1" x 8'7"	(4.00m x 2.65m)
Diningroom/Bedroom 4	11'5" x 9'8"	(3.50m x 3.00m)
Principal Bedroom	11'5" x 11'2"	(3.50m x 3.40m)
En Suite	5'9" x 5'7"	(1.80m x 1.75m)
Double Bedroom	13'1" x 11'5"	(4.00m x 3.50m)
Double Bedroom	9'4" x 8'9"	(2.85m x 2.70m)
Shower Room	8'9" x 6'6"	(2.70m x 2.00m)

GROUND FLOOR
58.0 sq.m. approx.



1ST FLOOR
58.0 sq.m. approx.



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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