



MICHAEL A. BROWN

— *Solicitors & Estate Agents* —



2A Burnhaven Gardens, West Ferry, Dundee, DD5 1QU

Offers Over **£185,000**



- Semi Detached Bungalow
- Extended and Modernised
- Very Spacious Accommodation
- Garage; Driveway
- Sizeable Gardens
- Combi GCH; UPVC DG
- Sun Porch
- Open plan Lounge/ Diningroom
- Office/3rd Bedroom
- Large Dining Kitchen
- 2 Double Bedrooms
- Bathroom with Shower

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This modern SEMI DETACHED BUNGALOW has been extended to provide an exceptionally spacious family home. The bungalow features a large, open plan lounge and Diningroom with large patio which leads out onto the south west facing rear garden. Additionally, a large fully fitted and modern kitchen with dining/breakfast area. The house also benefits from combi gas central heating and UPVC double glazed windows and doors. The bungalow sits on a corner site with driveway and additional area for car parking and a garage accessed form adjacent Gotterstone Drive. There are well maintained and laid out front, side and rear gardens which all enjoy a sunny exposure. Easy access onto nearby Arbroath Road into both Dundee city centre and Broughty Ferry.

SUN PORCH

UPVC front entrance door and south facing window.

ENTRANCE HALL

Cloaks cupboard. Shelved cupboard.

LOUNGE/DININGROOM

A spacious open plan lounge and dining room. Ornamental fireplace. Laminate flooring. Large patio doors open out onto the south west facing rear garden.

DINING KITCHEN

A large kitchen with space for dining/breakfast table and chairs. Fully fitted with cream finish wall and base units with granite effect worktops. Splash back tiling. Integral stainless steel gas hob, grill and oven. Stainless steel splash back with filter hood above. Under wall unit lighting. Inset carbonate 1 ½ bowl sink with drainer and mixer tap. Automatic washing machine, dishwasher, fridge and freezer. Wall mounted Worcester combi gas boiler. Vinyl tiled flooring. Recessed downlights. UPVC door to rear garden.

DOUBLE BEDROOM

Window overlooks front garden. Built in wardrobes.

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Window overlooks front garden. Built in wardrobes.

OFFICE/THIRD BEDROOM

Situated off the Diningroom. Suitable for a variety of purposes including a child's bedroom or playroom.

BATHROOM

White three piece suite. Electric instant shower over bath and shower screen. Tiled above bath area. Opaque window. Chrome towel radiator.

GARAGE

Accessed by adjacent Gotterstone Drive. Courtesy side door to rear garden. Power and light.

GARDENS

The front garden is enclosed by hedging and laid out with lawn and flowerbeds. Paved driveway. Adjacent stone chip area suitable for additional car parking. The side garden is laid out with lawn and flowerbeds. The rear garden is south west facing and provides a very sunny location. Large paved patio. Also laid out with flowerbeds. Access to kitchen and diningroom.

EXTRAS

Included are all fitted carpets, floor coverings, integral and white good kitchen appliances.

LOCATION

Off Arbroath Road opposite Dawson Park.

EPC – D

HOME REPORT VALUATION - £185,000

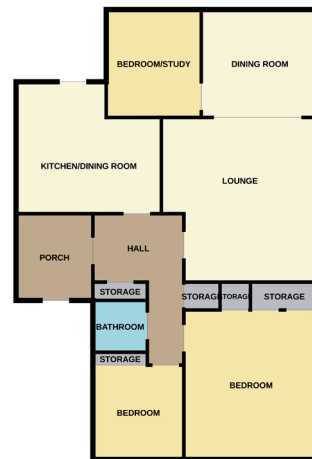




ACCOMMODATION

(All measurements are approx.)

Sun Porch	8'5" x 7'5"	(2.60m x 2.30m)
Lounge Diningroom	25'6" x 11'1"	(7.80m x 3.40m)
Dining Kitchen	17'2" x 8'5"	(5.25m x 2.60m)
Office/3rd Bedroom	9'8" x 8'5"	(3.00m x 2.60m)
Double Bedroom	11'8" x 10'3"	(3.60m x 3.15m)
Double Bedroom	8'2" x 8'2"	(2.50m x 2.50m)
Bathroom	6'4" x 5'6"	(1.95m x 1.70m)



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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