



Offers Over: £210,000

**311 Kingsway
Dundee DD3 8LQ**

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Overview

Offered for sale is this spacious semi-detached villa situated in an established residential area to the north of Dundee.

Providing ideal family living over two levels, the number of rooms afford a good degree of adaptability and are presented in walk-in condition throughout. The main accommodation comprises bright south facing lounge, galley style kitchen, downstairs WC, three double bedrooms and bathroom. The property also benefits from a large attic space while further practical attributes include quality natural wood finishings, full double glazing, gas central heating and security alarm system.

Outside the well-kept south facing garden enjoys sunlight through most of the day and features a summerhouse and decking area. There is also a sizeable driveway which provides off street parking for a number of vehicles.

A superb opportunity to acquire a versatile home in a very popular location. Especially suitable for first time buyers and growing families. Early viewing is highly recommended.

Location

The area is catered for by an excellent range of amenities including supermarkets, retail parks, schooling and public transport services. The Kingsway Campus of D&A College and a variety of recreational facilities and public parks are also close at hand. Dundee City Centre itself is just a short drive away, hosting two renowned Universities and many retail, leisure and cultural attractions, while the A90/Kingsway arterial route provides a convenient commuting link to other major towns and cities.

Additional Information

Viewing Enquiries

Weekdays 9.00am to 5.00pm – Please contact Solicitor on 01382 200840
Contact Seller (during evenings and weekends only) – 07764 769839

Moveables

All carpets, floor coverings, curtains, poles and light fittings are included in the price. The moveable white goods (comprising fridge freezer, washing machine and dishwasher are specifically excluded.

Home Report Valuation: £210,000

Access the [Home Report](#)

EPC Rating - D

Council Tax Band - D

Room Dimensions

Ground Floor

Cloakroom/WC	6'11" x 2'7"	2.11m x 0.79m
Lounge	14'9" x 12'5"	4.49m x 3.78m
Dining Room	12'9" x 10'4"	3.89m x 3.15m
Kitchen	16'10" x 7'0"	5.13m x 2.13m

First Floor

Bathroom	7'8" x 7'0"	2.34m x 2.13m
Main Bedroom	13'1" x 10'4"	3.99m x 3.15m
Front Bedroom	10'7" x 10'5"	3.23m x 3.17m
Rear Bedroom	11'5" x 9'7"	3.48m x 2.92m
Attic Space	17'4" x 11'2"	5.28m x 3.40m



It should be noted that all room dimensions are given for descriptive purposes only and no guarantee is given as to their accuracy. Prospective purchasers should note that unless their interest in the property is noted with us we cannot guarantee that notice of a closing date will be intimated and consequently the property may be sold without notice. No responsibility is taken for expenses incurred should the property be sold or withdrawn before or after inspection. Disclaimer: Whilst these Particulars are believed to be correct they are not guaranteed by the Centre or the Solicitor and they do not form part of an offer to sell.

Accommodation

Ground Floor

Entrance Hall

UPVC front door with decorative glazed panel. Stone effect tile flooring. Radiator. Light fitting. Plain cornice. Smoke and CO alarms. All ground floor accommodation off. Carpeted stairway to upper floor. Understair storage cupboard housing Vaillant combi boiler.

Cloakroom/WC

Fully tiled with two piece suite comprising WC and wash hand basin. Radiator. Recessed downlights. Frosted window.

Lounge

Two south facing windows with curtain pole and curtains. Natural wood flooring. Radiator. Five arm ceiling light. Cornice, ceiling rose and timber picture rail. Feature fireplace with ornate timber surround. Shelved recess and built-in cabinet.

Dining Room

South facing window with curtain pole and curtains. Stone effect tile flooring. Radiator. Four arm ceiling light. Cornice and timber picture rail. Feature fireplace with stone surround.

Kitchen

Modern fitted wall and base units with granite effect Formica worktops. Stainless steel sink and drainer. Integral appliances comprise electric double oven and separate four ring gas hob with concealed extractor hood. Plumbed for washing machine and dishwasher. Fully tiled walls and flooring. Radiator. Recessed downlights. Rear facing window. Glazed exterior door gives access to rear garden area.



First Floor

All first floor accommodation off via upper landing. Laminate flooring. Radiator. Light fitting. Cornice. Stair window provides natural light. Ceiling hatch with Ramsay ladder gives access to attic.

Bathroom

Fully tiled and featuring a three piece suite comprising WC, wash hand basin and bath with mains shower over and folding glass screen. Radiator. Recessed downlights. Towel rail. Extractor fan. Fitted wall mirror. Frosted window.

Main Bedroom

Two south facing windows with curtain pole and curtains. Fitted carpet. Radiator. Light fitting. Two wall-mounted reading lamps. Plain cornice. Full-length freestanding wardrobe unit. Television bracket.

Front Bedroom

South facing window with curtain pole and curtains. Laminate flooring. Radiator. Light fitting. Plain cornice.

Rear Bedroom

Two rear facing windows with curtain pole and curtains. Fitted carpet. Radiator. Light fitting. Full-length fitted wardrobes with desk nook.

Attic

Fully strapped and lined with laminate flooring, two large Velux windows and recessed downlights. Double doors provide access to eaves storage space.



Outside

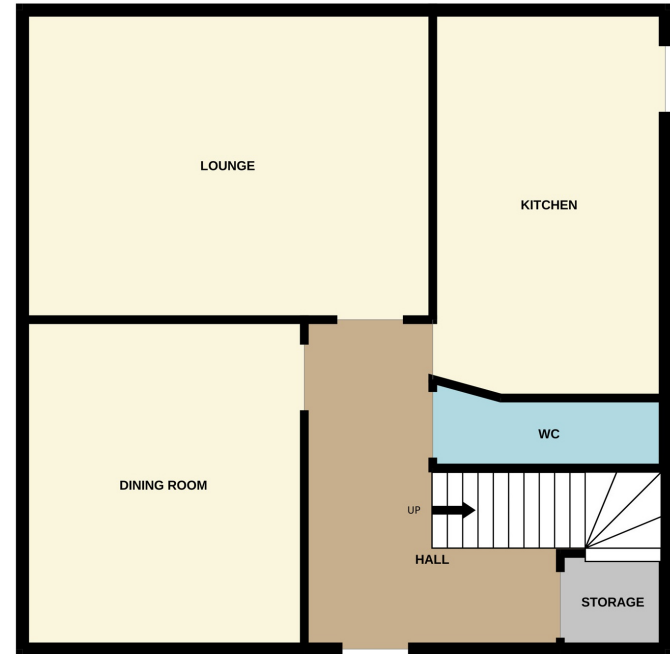
The substantial front garden is mainly laid to lawn and features a timber-built summerhouse, decking area, storage bunker and planting borders stocked with mature shrubbery.

The adjacent driveway is fully paved with steps leading down to the house and a further paved area at the rear with two timber sheds, bin recess, clothes poles, external water point and gas meter cabinet.





GROUND FLOOR



1ST FLOOR

