

Property for Sale



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Estate agency division of Jack Brown & Company Solicitors



274 Strathmartine Road, Dundee DD3 8PN

- **Semi Detached Traditional Villa**
- **Vestibule & Hallway**
- **Lounge**
- **Kitchen Dining**
- **Bathroom**
- **3 Bedrooms**
- **Gas Central Heating & Double Glazing**
- **Gardens & Driveway Parking**

Price to be confirmed

This traditional style semi-detached villa is situated in popular residential location within convenient distance of all local amenities and services including the city centre, public transport, shops, schools, and the Kingsway arterial route through Dundee which connects to major routes north and south.

The property offers spacious and well-proportioned accommodation over two floors, and benefits from gas fired central heating, double glazing with UPVC French doors, modern fully tiled bathroom, and three well-proportioned bedrooms.

There is Monoblock driveway to side and further parking area to rear. The gardens are laid to areas artificial lawn, summerhouse and decking.

This is an excellent opportunity a home of this style and location, and viewing is highly recommended.

Entrance Porch: Double glazed UPVC door and window to front. Central heating boiler. Original mosaic tiled floor. Glazed door into hallway.

Hallway: Staircase to upper floor accommodation. Under stair recess. Staircase to upper floor accommodation has three double glazed windows to side providing natural light.

Lounge: Approx. 4m x 5.55m measured into the bay window. Bright and spacious public room with double glazed bay window overlooking front garden and Fairmuir Park. Picture rail and cornice. Living flame gas fire. Recess with marble surround. Split pane glazed double doors to kitchen/dining.



Kitchen/ Dining:

Approx. 3.5m x 6.2m. Open plan kitchen/dining with range of floor, wall and drawer units. Integral oven, four ring gas hob, extractor fan. Plumbed for washing machine and dishwasher. Ample space for further appliances. Low maintenance ceiling. Double glazed windows to front and side. Co-ordinated work surface and splash back. Dining area has fitted units, and double glazed French doors leading to the rear garden and decking. Access to hallway, and to lounge. Contemporary style wall radiator.



**Upper Floor
Accommodation:**

Hatch to loft space with pull down ladder.

Bedroom 1:

Approx. 3.93m x 4.13m. Spacious double bedroom. Double glazed window to front with display shelf. Open views to Fairmuir Park. Cornice and ceiling rose.



Bedroom 2:

Approx. 3.93m x 3.4m. Spacious double bedroom. Double glazed window to rear. Cornice and picture rail.



Bedroom 3:

Approx. 2.72m at widest x 3.6m. Another well proportioned room. Double glazed window again with views. Cornice and picture rail.



Bathroom:

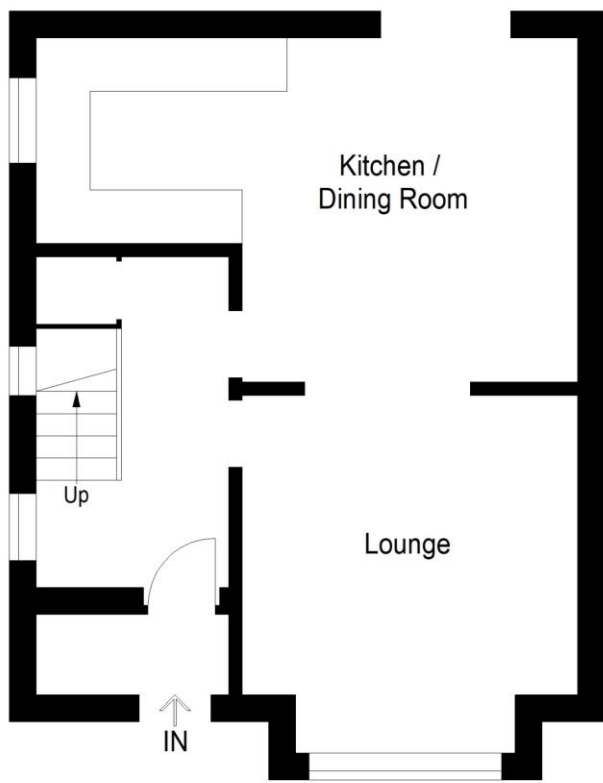
Approx. 2.35m x 1.92m. Three piece white suite comprising WC, wash hand basin and P shaped bath. Shower over bath with shower screen. Fully tiled with low maintenance ceiling, extractor fan. Double glazed frosted window to side. Contemporary style radiator.



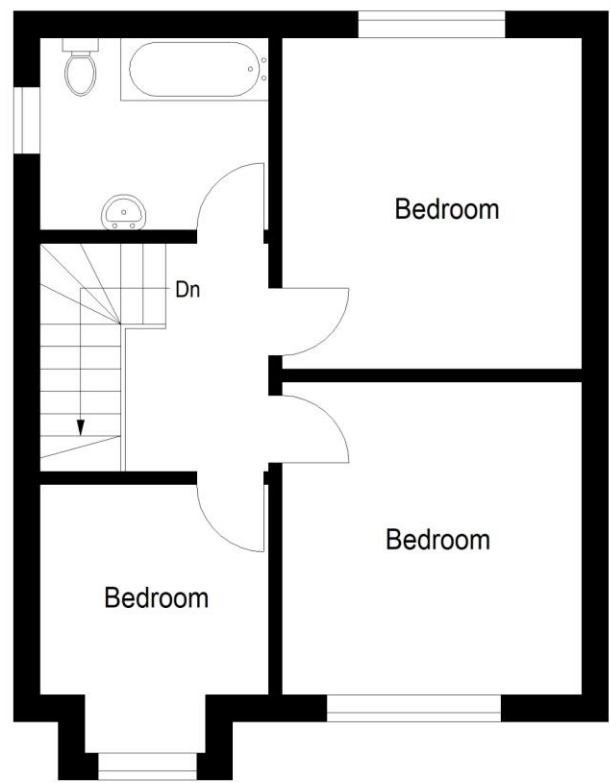
Outside:

The front garden is laid to lawn with mature shrubs and trees. Pillars lead to Monoblock driveway to side with ample space for a number of vehicles. Trellis style fencing with double timber gates to further driveway area. The rear garden is enclosed and laid out in Monoblock, artificial lawn, large decking area. Summerhouse.





Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1113034 / Ref:88911)



Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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