



MML Law

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01382 206000 DUNDEE CITY | ANGUS | FIFE

14 Burnview, Dundee, DD3 0RH

Offers Over
£230,000



"Detached Two Storey Villa In Walk-In Condition"

Accommodation: Entrance Vestibule, Cloakroom with WC, Hall, Lounge, Kitchen/Dining Room, Sun Room, 3 Bedrooms, Bathroom, Double Glazing, Gas Central Heating, Generous Gardens, Driveway.



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Description

MML are delighted to bring to the market this detached two storey villa set in a quiet cul-de-sac to the north of Dundee City.

The property offers exceptional family accommodation on two levels and benefits from double glazing, gas central heating, burglar alarm and CCTV.

The accommodation comprises, on the lower level, entrance vestibule, Cloakroom with two piece white suite, hallway with understairs storage cupboard, bright lounge with double doors to dining area. The kitchen is fitted with ample wall and base mounted units, gas hob and oven and washing machine. The dining area has ample space for dining table and chairs. Patio doors opening to the sun room. The sun room is situated to the rear of the property with French doors leading out to the enclosed rear garden.

On the upper level there are two double bedrooms each with fitted wardrobes with mirrored sliding doors and a single bedroom with fitted storage cupboard. The fully tiled bathroom is fitted with a three piece white suite, mains mixer shower and glazed shower-screen. There is a further storage cupboard on the upper landing and hatch to the attic.

Included in the sale price are all floor coverings, curtain poles, blinds where fitted, light fittings with the exception of the dining area and both double bedrooms, gas hob and oven and washing machine.

This property must be viewed to be fully appreciated.

Outside

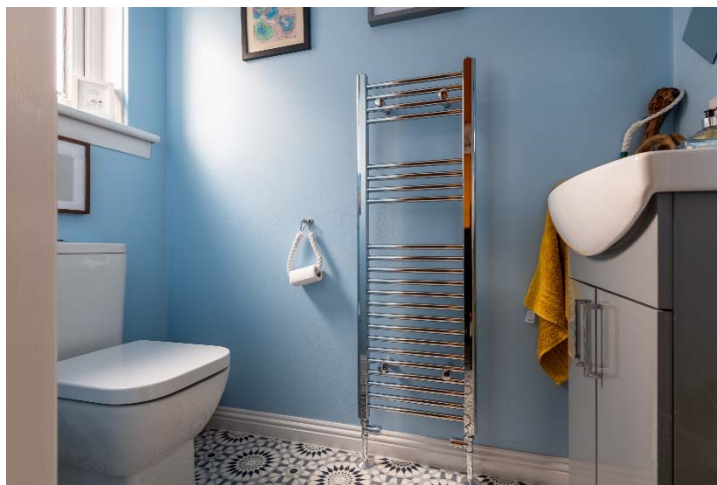
Chipped areas to the front and a side car parking driveway, the rear garden is laid in similar chips with a grass lawn enclosed by timber fencing.

Area

Burnview is ideally placed for a wide range of local amenities including shops, schools, leisure facilities and excellent commuter transport links into Dundee City Centre and beyond.



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Viewing

By appointment through Solicitor on 01382 206000 alternatively for evenings and weekend telephone 07805 289323.

Home Report

Contact Solicitors for a copy of the Home Report.

Accommodation

Cloakroom	6'3" x 3'1"
Lounge	15'4" x 10' 9"
Kitchen	8'5" x 8'11"
Dining area	10'1" x 8'4"
Sun Room	12'8" x 10'1"
Bedroom 1	11' x 9'11"
Bedroom 2	12'3" x 10'6"
Bedroom 3	9'4" x 8'5"
Bathroom	6'9" x 6'7"



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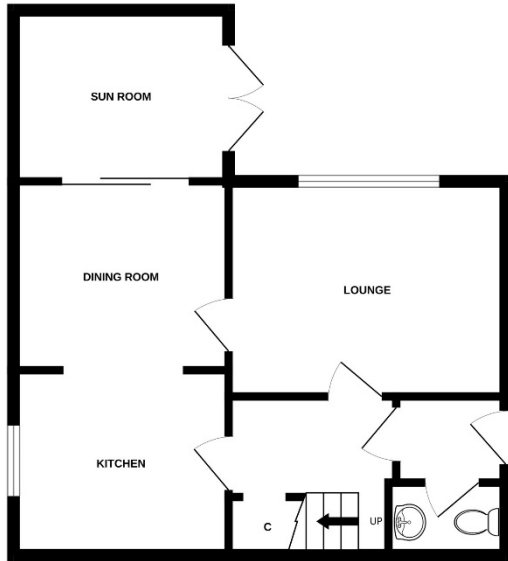


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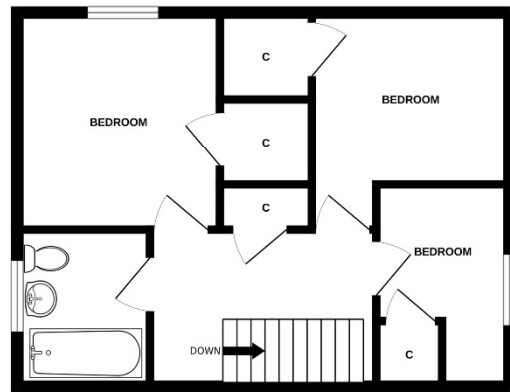
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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