



MML Law

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01382 206000 DUNDEE CITY | ANGUS | FIFE

67 St Michaels Yard, Dundee, DD4 9AP

Offers Over £200,000



"Beautiful Semi-Detached Villa In Walk-In Condition"

Accommodation: Entrance Hall, Lounge, Dining Kitchen, Cloakroom, Family Bathroom, 3 Bedrooms, Master with En-Suite Shower Room, Gardens, Driveway, Gas Central Heating & Double Glazing.



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Description

We are delighted to bring to the market this beautifully presented modern semi-detached villa set within a modern development of similar yet varied styled homes to the north of the City built by Persimmon Homes in 2014.

This family home offers exceptionally well-proportioned accommodation over two levels and comprises on the ground level of Entrance Hall, downstairs W.C, spacious lounge, large open plan kitchen/dining providing modern family living with kitchen area having gas hob and electric oven, Freestanding washing machine, dishwasher and fridge freezer. Under stair storage cupboard. French doors to the rear garden. On the upper level there are three bedrooms, 2 double and 1 single. The master bedroom has fitted wardrobes with mirror doors and en-suite shower-room and completing the specification is the family bathroom. Ample storage throughout.

Included in the sale price are all floor coverings, blinds where fitted, light fittings and kitchen appliances as above.

Outside

Small area of grassed lawn to the front with paving slabs leading to the front door. There is a chipped driveway to the gable providing off street parking. The rear garden is laid in paving slabs, chips and grass and is an ideal space for outdoor play and entertaining.

This is an impressive family home and internal viewing is highly recommended to appreciate the quality of the accommodation on offer.

Area

Local amenities are nearby including shops and primary and secondary schools. The City Centre, Ninewells Hospital and the Kingsway bypass are only a short drive away and there is a regular bus service nearby.



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Viewing

Contact solicitors for an appointment to view on 01382 206000. Alternatively for evenings and weekends telephone 07805 825619.

Home Report

Contact Solicitors for a copy of the Home Report.

Accommodation

Lounge	15'3" x 11' 10"
Dining Kitchen	15'6" x 9'5"
Cloakroom	6'9" x 3'6"
Master Bedroom	11'11" x 10'4"
En Suite Shower-room	5'7" x 7'11"
Bedroom 2	9'10" x 8'6"
Bedroom 3	7'5" x 7'3"
Family Bathroom	8' x 6'8"



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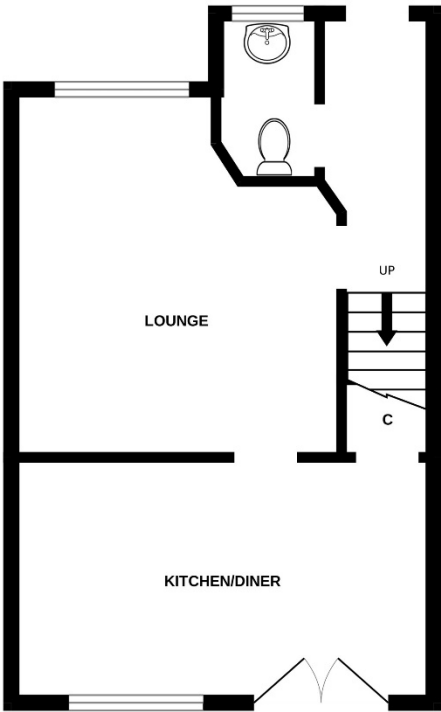


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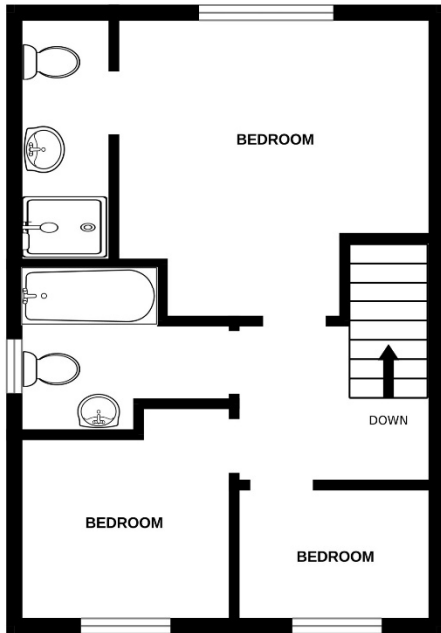
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GROUND FLOOR



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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