



Offers Over: £110,000

**1 Haldane Crescent
Dundee DD3 0BS**

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Overview

Offered for sale is this spacious end terraced villa situated in an established residential area to the north of Dundee.

Providing suitable family accommodation across two levels, the rooms are generously proportioned throughout and comprise spacious lounge, kitchen, bathroom and three double bedrooms. Practical benefits include gas central heating, ample storage space and cavity wall insulation.

The property is set within a corner plot featuring sizeable and easily maintained gardens to the front, side and rear. There is also a driveway (accessed from Kirkton Crescent) leading to a detached timber-built garage providing convenient off street parking.

While a considerable degree of modernisation and refurbishment will be required, this family home has excellent potential, especially as a first time purchase or investment opportunity. Early viewing is recommended to appreciate the extent of the accommodation on offer.

Location

The neighbourhood is well served by all essential amenities including local shops, major supermarkets, retail parks, schooling and recreational facilities. There are regular public transport services nearby affording straightforward travel to and from Dundee City Centre which hosts two renowned Universities and a wide range of retail, educational, leisure and cultural attractions. The A90/Kingsway arterial route is also easily accessible, providing 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) – 07921 455465

Moveables

All carpets, floor coverings, blinds, curtain poles and light fittings are included in the price. The white goods and curtains are specifically excluded.

Home Report Valuation: £110,000

Access the [Home Report](#)

EPC Rating - D Council Tax Band - B

Room Dimensions

Ground Floor

Lounge	13'2" x 12'5"	4.01m x 3.78m
Kitchen	11'5" x 7'10"	3.48m x 2.39m
Bedroom	11'8" x 9'10"	3.55m x 3.00m

First Floor

Bathroom	8'10" x 7'11"	2.69m x 2.41m
Front Bedroom	13'8" x 9'11"	4.16m x 3.02m
Rear Bedroom	11'8" x 10'2"	3.55m x 3.10m



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 Vestibule & Hall

Solid timber front door gives access to windowed porch with glazed interior door through to main hall. All ground floor accommodation off. Fitted carpet. Radiator. Light fitting. Dado rail. Smoke alarm. Wall-mounted cupboard housing electric smart meter and consumer unit. Carpeted stairway to upper floor. Understair storage.

Lounge

Laminate flooring. Radiator. Light fittings. Plain cornice and dado rail. Fireplace with Fyfestone effect surround and timber panelling. Smoke alarm. Glazed sliding door opens the room up to a small bay extension with large south-west facing window and fitted carpet.

Kitchen

Fitted wall and base units with Formica worktop. Stainless steel sink and drainer. Splashback tiling. Ample space for kitchen appliances. Linoleum flooring. Radiator. Striplight. Heat alarm. South facing window with roller blind. Solid timber door leads to storm porch. The porch room is plumbed for a washing machine and gives access to the rear garden area.

Bedroom

Rear facing window with Venetian blind. Laminate flooring. Radiator. Light fitting. Shelled wall press.



First Floor

All first floor accommodation off upper landing. Stair windows provide natural light. Fitted carpet. Radiator. Light fittings. Smoke alarm. Walk-in storage cupboard. Ceiling hatch gives access to insulated and partly floored roof space.

Bathroom

Three piece suite comprising WC, bath with mains shower over and wash hand basin set in vanity cabinet. Timber lined walls and ceiling. Linoleum flooring. Radiator. Recessed downlights. Towel rail. Storage cupboards. Extractor fan. Frosted Velux window and one small standard frosted window with Venetian blind.

Front Bedroom

South-west facing window with Venetian blind and curtain pole. Radiator. Light fitting. Storage cupboard housing combi boiler.

Rear Bedroom

Rear facing window with Venetian blind. Radiator. Light fitting. Storage space.

Outside

The substantial garden grounds are mainly laid to lawn at the front and fully paved at the rear. There are various outbuildings including a timber-built single garage with driveway access via Kirkton Crescent.







GROUND FLOOR
58.0 sq.m. approx.



1ST FLOOR
47.0 sq.m. approx.