



MICHAEL A. BROWN

— Solicitors & Estate Agents —



11 Eskdale Avenue, Dundee, DD3 9BN

Offers Over **£125,000**



- Semi Detached Villa
- Recently Fully Modernised
- Move in Condition
- Open Aspects
- Large Rear Garden
- CCTV; Alarm
- Vestibule; Hall
- Lounge
- Dining Kitchen
- 3 Double Bedrooms
- Shower Room
- Combi GCH; UPVC DG

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01382 204242
property@michaelabrown.co.uk

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This spacious SEMI DETACHED VILLA has been recently, fully modernised and upgraded to a high standard and is in move in condition. The house is situated in a quiet area close to Downfield with a south facing aspect over an open grass area. The house benefits from a quality fitted dining kitchen with integral appliances and breakfast bar, shower room, new flooring and carpets, combi gas central heating and replacement UPVC double glazed windows. The exterior of the house has recently been reclad and harled. There is an easily maintained front garden and a large, enclosed rear garden with sizeable paved patio area with open grass land beyond the property.

GROUND FLOOR

ENTRANCE VESTIBULE

UPVC front entrance door. Tiled floor. Ceiling downlights.

CLOAKS CUPBOARD

Tiled floor and cloaks hanging area. Adjacent understairs storage cupboard.

ENTRANCE HALL

Stair to upper floor. Vinyl flooring. Side window.

LOUNGE

Large picture window overlooks the south facing front garden. Gloss effect laminate flooring.

DINING KITCHEN

Fully fitted with quality cream finish wall and base units and oak effect worktops. Tiled splashback. Built in breakfast bar with four stools. Integral stainless steel gas hob, electric oven and stainless steel canopy filter. Inset stainless steel sink with drainer and mixer tap. Plumbed for automatic washing machine. Integral fridge, freezer and dishwasher. Recessed ceiling downlights. Laminate flooring. UPVC door and window to rear garden.

SHOWER ROOM

Recently upgraded with white vanity units and incorporated with toilet and wash hand basin. Large glazed corner shower compartment with two shower heads. Wall mirror. Recessed ceiling downlights. Opaque window. Towel radiator.

UPPER FLOOR

UPPER LANDING

With window and hatch to attic suitable for storage.

DOUBLE BEDROOM

Large window overlooks the front garden. Full length built in wardrobes.

DOUBLE BEDROOM

Large window overlooks the rear garden and with open aspects. Full length built in wardrobes.

DOUBLE BEDROOM

Window overlooks the rear of the property. Side window. Built in storage cupboards.

GARDENS

The front garden is laid out with monblock and chips and enclosed by low walls. The large rear garden is enclosed by timber fencing. Large lawn and gravel area and timber garden shed. Large paved patio area in a sunny location. Outside water tap.

EXTRAS

Included are all fitted carpets floor coverings, blinds, curtains and light fittings.

LOCATION

Off Strathmartine Road near Downfield Hotel.

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HOME REPORT VALUATION - £125,000



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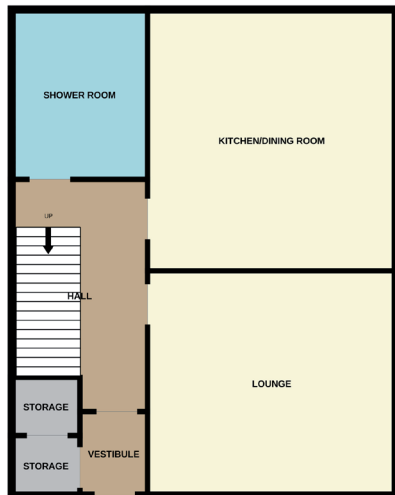
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ACCOMMODATION

(All measurements are approx.)

Vestibule	5'3" x 3'3"	(1.60m x 1.00m)
Lounge	14'8" x 12'1"	(4.50m x 3.70m)
Dining Kitchen	14'8" x 8'2"	(4.50m x 2.50m)
Shower Room	7'0" x 5'2"	(2.13m x 1.60m)
Double Bedroom	13'1" x 10'2"	(4.00m x 3.10m)
Double Bedroom	10'4" x 9'3"	(3.18m x 2.82m)
Double Bedroom	10'4" x 10'3"	(3.18m x 3.16m)



These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.



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17 South Tay Street, Dundee DD1 1NR (DXDD135)

Telephone: 01382 204242

Email: law@michaelabrown.co.uk

property@michaelabrown.co.uk