



MICHAEL A. BROWN

— Solicitors & Estate Agents —



129 Helmsdale Avenue, Dundee, DD3 0NL

Offers Over **£125,000**



- End Terraced Villa
- Quiet Cul de Sac
- Spacious Accommodation
- 2 Garden Outbuildings
- Large Rear Gardens
- Cavity Wall Insulation
- Lounge
- Kitchen
- 3 Double Bedrooms
- Bathroom with Shower
- Combi GCH; UPVC DG
- Photovoltaic Water Panels

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This spacious three bedroom ENDTERRACED VILLA is situated in a quiet cul de sac with a large rear garden featuring a swedish style timber and double glazed cabin and a separate purpose built timber bar outbuilding. The house is attractively decorated and benefits from a spacious, modern bathroom with built in shower compartment. There is combi gas central heating and UPVC double glazed windows and doors. Cavity wall insulation and photovoltaic water panels. The easily maintained front garden includes a side driveway.

GROUND FLOOR

ENTRANCE VESTIBULE

UPVC front entrance door. Laminate flooring.

ENTRANCE HALL

Glazed entrance door. Laminate flooring. Balustrade staircase to upper floor.

LOUNGE

A spacious lounge with large picture window overlooking the south facing front garden. Laminate flooring.

BEDROOM 3/ DININGROOM

Window overlooks front garden. Tile effect laminate flooring.

KITCHEN

Fully fitted with oak finish wall and base units and granite effect worktops. Tiled splash back. Integral gas hob, electric oven and concealed filter hood. Inset stainless steel sink with drainer and mixer tap. Plumbed for automatic washing machine. Space also for tumble dryer, fridge and freezer. The storage cupboard housing one year old Worcester combi gas boiler. Tile effect laminate flooring. Ceiling downlights. Window and door to rear garden.

UPPER FLOOR

HALL

Cupboard with ladder to floored and lined attic with power and light.

DOUBLE BEDROOM

Window overlooks front garden. Large walk in storage area. Laminate flooring.

DOUBLE BEDROOM

Window overlooks front garden. Walk in storage cupboard. Laminate flooring.

BATHROOM

Modern and upgraded bathroom. White three piece suite. Vanity unit with large wall mirror above. Built in and tiled shower compartment with mira electric instant shower. Full wall and floor tiling. Recessed downlights. Opaque window. Extractor fan. Chrome towel radiator.

FRONT GARDEN

The front garden is enclosed by railings and low walls. Mainly laid out with raised flower beds and stone chipped areas. Paved slab driveway with double gates. Large lean to storage shed with power and light. Ample storage facilities.

REAR GARDEN

The rear garden is enclosed by fencing and high bushes providing a high degree of privacy. The long garden is divided into two sections. Lawn with flower beds. Swedish style timber cabin with double glazing. Power and light. Laid out as a large bar with seating area. The rear section of the garden is laid out with plants and bushes and fish pond. Large timber built bar cabin. Aluminium green house.

EXTRAS

Included are all fitted carpets, blind, light fittings and integral kitchen appliances. The kitchen white goods are excluded.

LOCATION

Off Balgowan Avenue.

EPC – D

HOME REPORT VALUATION - £125,000



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ACCOMMODATION

(All measurements are approx.)

Vestibule	3'3" x 3'3"	(1.00m x 1.00m)
Lounge	15'4" x 11'8"	(4.70m x 3.60m)
Kitchen	15'6" x 6'2"	(4.75m x 1.90m)
Bedroom/Diningroom	11'8" x 9'8"	(3.60m x 3.00m)
Double Bedroom	13'1" x 10'8"	(4.00m x 3.30m)
Double Bedroom	11'8" x 10'8"	(3.60m x 3.30m)
Bathroom	11'8" x 6'2"	(3.60m x 1.90m)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, masses and any other figures are approximate and no responsibility is taken for any error. Dimensions are indicated. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown herein are not intended and no guarantee is given as to their operability or efficiency on the date.

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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