



10 ANCRUM GARDENS, DUNDEE, DD2 2HU
OFFERS OVER £180,000





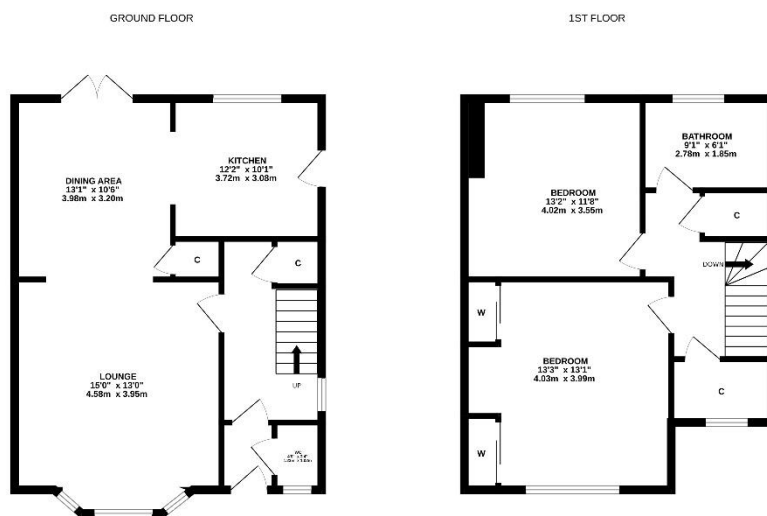
This spacious two bed semi-detached villa is situated within a quiet cul-de-sac located within a popular residential area. The convenient location allows easy access to many amenities including primary schooling, Lochee & Balgay Parks, grocery stores and The Stack Retail & Leisure Park. There are also commuting links to Dundee City Centre and the surrounding areas. The property has been well maintained throughout with ample space for family living. In addition, there are landscaped gardens to the front and rear of the property, together with a driveway and garage.

The front entrance opens to a small vestibule before leading to the hallway through a glass insert door. The hallway benefits from a large wall mounted mirror and storage cupboard with the boiler under the stairs. There is also access to the downstairs w.c. which is fitted with linoleum flooring and partially tiled walls. This room also has a front facing window with blinds, wash hand basin and radiator.

The open lounge, dining room and kitchen offers a fantastic family living area with patio doors leading from the dining room to the rear garden. The lounge is to the front of the property and benefits from a large bay window providing ample natural light. The fitted kitchen benefits from white wall and base units with a stainless-steel worktop and splashback giving a modern and sleek aesthetic. The integrated appliances include a stainless-steel sink, hob, oven and grill. The free standing tall larder fridge and freezer are included within the sale. In addition, a uPVC and glazed door opens from the kitchen allowing access to the side of the property.

On the first floor there are two double bedrooms, a box room and family bathroom. Both bedrooms are generously sized with large windows. The bedroom to the front of the property benefits from full length fitted wardrobes with a vanity desk and mirror. The family bathroom is fitted with a three-piece suite consisting of a w.c, wash hand basin and bath, with overhead shower. There are tiles fitted around the bath, a radiator and frosted window.

This property offers an excellent opportunity for a family to personalise their living space and create a home that reflects their own style and needs. Early viewing is highly recommended to fully appreciate this property.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in this respect. LCD Ref: 00224



