



**MICHAEL A. BROWN**

— Solicitors & Estate Agents —



## 48 West School Road, Dundee, DD3 8PQ

Offers Over **£210,000**



- Semi Detached Bungalow
- Deceptively Spacious
- Converted Upper Floor
- Open South Aspect
- Large Rear Garden
- 2 Car Driveway
- Lounge
- Diningroom
- Kitchen
- 3 Double Bedrooms (1 En-suite)
- Bathroom with Shower
- Integral Garage

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## 48 West School Road, Dundee, DD3 8PQ

This modernised SEMI DETACHED BUNGALOW with upper floor conversion provides spacious family accommodation with two public rooms and three double bedrooms, one with en-suite. The house with its large rear garden enjoys an open, south facing aspect over the university playing fields. There is an easily maintained front garden with monoblock driveway for parking for two cars and a large, integral garage with remote control front door and up an over rear door. The house is situated in the Downfield area and there is easy access onto Strathmartine Road, Macalpine Road and the Kingsway.

### GROUND FLOOR

#### ENTRANCE VESTIBULE

Front entrance door. Parquet flooring.

#### HALL

Glazed inner door. Parquet flooring.

#### LOUNGE

A spacious lounge with double french doors and large picture window to the enclosed rear garden. Feature log burning stove with tiled hearth. Balustrade stair to the upper floor.

#### DININGROOM

Spacious diningroom with large double glazed bay window which overlooks the front garden. Parquet flooring. Partly open to adjoining kitchen.

#### KITCHEN

Fully fitted with modern gloss white wall and base units and oak effect worktops. Tiled splash back. Integral stainless steel five burner gas hob, electric oven and filter hood. Inset carbonate 1 ½ bowl sink with drainer and spray pillar tap. Space for slot in dishwasher. Wall mounted Worcester combi gas boiler. Parquet flooring. Window overlooks the rear garden. Courtesy side door to adjoining garage.

#### DOUBLE BEDROOM

Large window overlooks the front garden. Recessed display.

#### BATHROOM

With three-piece suite. Bath with handheld shower fitting. Glazed and tiled corner shower unit with thermostatic shower. Tiled floor. Opaque window. Extractor fan.

### UPPER FLOOR

#### HALLWAY

A balustrade stair from the lounge leads to the upper floor hallway. High level windows. Storage cupboard.

#### PRINCIPLE BEDROOM

Full length fitted wardrobes. Large window with south facing aspect and views over the playing fields.

#### EN-SUITE

White vanity unit with inset wash hand basin and toilet. Built in wet wall shower compartment with thermostat shower. Extractor fan.

#### DOUBLE BEDROOM

Large south facing window overlooks the rear garden and the playing fields.

#### INTEGRAL GARAGE

Electric remote controlled front door. Power and light. Plumbed for automatic washing machine. Partly used as a utility area. Up and over rear garage door to the back garden.

### GARDENS

The front garden is part laid out with Monoblock driveway with parking for two cars and leading to the garage. The garden is enclosed by low walls and fencing and also laid out with lawn, flowerbeds and shrubs. The large rear garden is enclosed by hedging and fencing and adjoins the playing fields. Large, paved patio area. Large lawn, shrubs and bushes. Large timber garden shed. Sizeable log store. Outside water tap.

### EXTRAS

Included are all fitted carpets, blinds, light fittings and integral kitchen appliances.

### LOCATION

Off Macalpine Road down from former Lawside Academy School grounds.

### VIEWINGS

Please call the owner on 07463 929928.

### EPC – D

HOME REPORT VALUATION - £210,000



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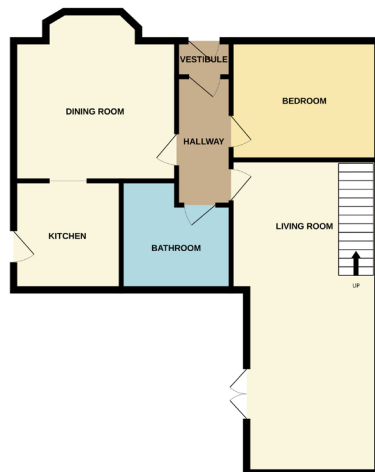


### ACCOMMODATION

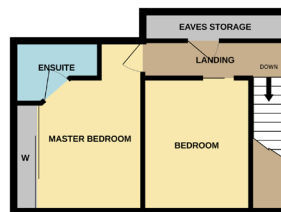
(All measurements are approx.)

Vestibule	4'5" x 4'2"	(1.35m x 1.30m)
Lounge	25'3" x 11'8"	(7.70m x 3.60m)
Dining room	13'9" x 13'1"	(4.25m x 4.00m)
Kitchen	8'9" x 8'7"	(2.70m x 2.65m)
Double Bedroom	11'8" x 9'7"	(3.60m x 2.95m)
Bathroom	8'7" x 6'6"	(2.65m x 2.00m)
Double Bedroom	10'8" x 8'9"	(3.30m x 2.70m)
En-suite	4'9" x 3'2"	(1.50m x 1.00m)
Double Bedroom	10'7" x 8'7"	(3.25m x 2.65m)

GROUND FLOOR  
78.0 sq.m. approx.



1ST FLOOR  
31.0 sq.m. approx.



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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