



Alan E Masterton
SOLICITORS & ESTATE AGENT

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2 Bedroomed, Linked Villa
134 Happyhillock Road, Dundee, DD4 8LR



Offers Over £100,000

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2 Bedroomed, Linked Villa

134 Happyhillock Road, Dundee, DD4 8LR

This 2 bedroomed linked villa sits within a popular and well established residential area only a short drive into Dundee city centre and central Broughty Ferry. Located conveniently for all local amenities, bus routes and schooling as well as retail and recreation opportunities this property would suit a wide range of buyers.

The property offers spacious accommodation flooded with natural light throughout. Accommodation in full comprises of: A bright lounge with patio doors opening up into the well maintained and low maintenance rear garden, modern kitchen with room for dining, carpeted staircase leads to the upper level which gives access to the 2 double bedrooms and wet room.

The property benefits from ample built-in storage space throughout, double glazing, gas central heating and outdoor store.

Entrance Hallway:

The entrance hall is accessed from a wood effect upvc security and gives access to the bright living area and dining kitchen. Carpeted staircase leads to the upper level to give access to the 2 double bedrooms and wet room as well as additional hallway storage cupboard.

Lounge: 5.4m x 4.11m

A warm and welcoming open living space that is flooded with natural light from the patio doors that overlook and lead out to the rear garden.

Kitchen/Dining: 3.41m x 2.62m

A bright kitchen with ample storage space provided by a good range of floor and wall cabinets with complimentary wood effect worktop and contemporary splash back. Window overlooking the rear garden floods this room with natural light. Kitchen appliances include an under counter oven with electric hob and space for tall fridge freezer and washing machine.

Bedroom 1: 3.6m x 3.54m

A well-proportioned bright and airy room with double glazed window overlooking the rear garden and large walk in wardrobe that also houses the boiler.

Bedroom 2: 3.41m x 3.2m

Another spacious double bedroom overlooking the rear garden

Wet Room: 2.1m x 1.8m

The wet room comprises of a w.c and wash hand basin with a vanity unit, providing excellent additional storage and large walk-in shower with mains electric shower within.

Garden:

The front of the property is accessed via a short, paved path with communal parking area to the front. The fully enclosed, rear garden is laid with slabs keeping it a low maintenance space for entertaining and dining in the warmer months.



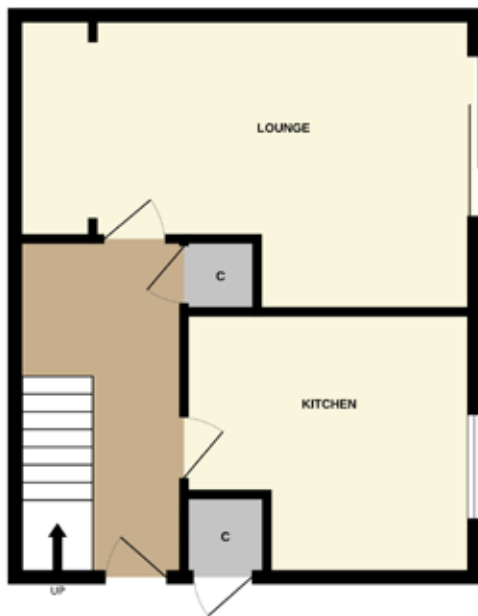




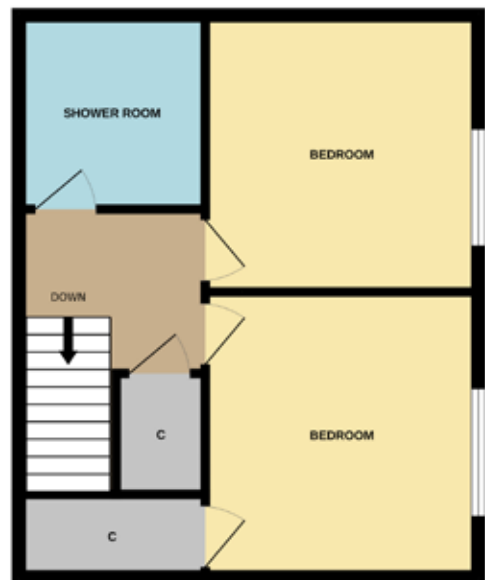




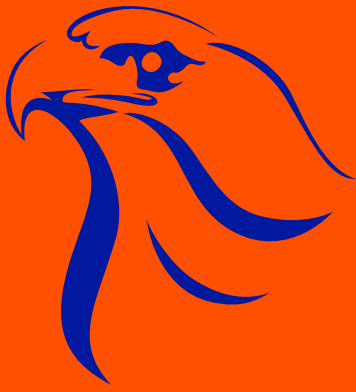
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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Alan E Masterton

SOLICITORS & ESTATE AGENT

Council Tax Band:

A (Dundee City Council Dec 2024).

EPC Band:

C

Home Report:

Can be viewed from our website at HYPERLINK "http://www.legaleagles.tv" www.legaleagles.tv

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

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Note:
Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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