

ROBERTSON SMITH

Solicitors and Notaries

39 ST NINIAN TERRACE, DUNDEE, DD3 9LS SEMI-DETACHED VILLA



OFFERS OVER £100,000.00

Located approximately four miles to the north of Dundee City Centre in an established residential area of the City, the property comprises a semi-detached dwellinghouse of “Scotcon” construction.

The accommodation comprises on the ground floor, Entrance Hall, Lounge, Kitchen and Utility Room while on the upper floor there are two Double Bedrooms and a Bathroom. The property benefits from full double-glazing and gas central heating.

The front, side and rear gardens are laid out in grass with off-street parking located to the front and side of the property. There is local shopping, educational facilities and public transport located close by with the further amenities of Dundee City Centre just a short journey away by public transport. There is a regular bus service within walking distance of the property.

The property would benefit from a degree of modernisation/upgrading but this is reflected in the asking price.

Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB

Telephone: 01382 226602

Fax: 01382 322884

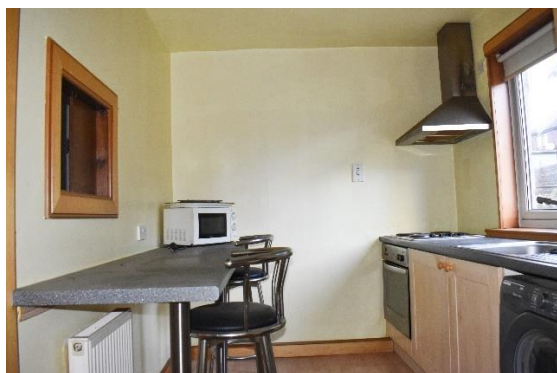
ACCOMMODATION

Entrance: Access to the property is obtained by way of a double-glazed uPVC front door. The Inner Hall is carpeted and provides access to the Lounge. A flight of stairs leads off to the upper accommodation.

Lounge: (4.64m x 4.08m approx.)
This bright spacious room enjoys a southerly aspect overlooking the front garden. Carpet. Radiator. Servery hatch to Kitchen. Door to Kitchen.



Kitchen: (3,26m x 2.31m approx.)
Located to the rear of the property, this room features modern wall and floor mounted units with contrasting worktops and a breakfast bar. Stainless steel sink with drainer and mixer tap. Electric hob and oven with extractor hood above. Laminate flooring. Radiator. Door to Utility Room.



Utility

Room: (2.2m x 1.7m approx.)

A deceptively spacious area providing access to the back garden. Walk-in cupboard. Laminate flooring. Radiator. Wall mounted central heating boiler. Laminate flooring.

Leading off the Hall is a carpeted staircase which provides access to the upper landing. Both Bedrooms and the Bathroom can be accessed directly from the landing. There is a hatch to the roof space.

Bedroom 1: (4.15m x 3.09m approx.)

Located to the front of the building is this spacious Double Bedroom. The room features double built-in wardrobes with hanging rails and storage units. Radiator. Carpet.



Bedroom 2: (3.65m x 3.1m approx.)

Another good sized Double Bedroom located to the rear of the property. Built-in wardrobe/cupboard. Carpet. Radiator.



Bathroom: (1.84m x 1.69m approx.)

This room features a semi modern coloured suite comprising WC, wash hand basin and bath with electric shower mounted over the bath. The room features partial wall tiling and partial wood panelling. Heated light unit. Extractor fan. Medicine cabinet. Radiator.



Outside: The front, side and rear gardens are laid mainly in grass. There is off street parking available to the front of the property. The garden has become a little overgrown.

Home

Report: To access the home report for this property go to www.packdetails.com The reference is HP777233 and the post code DD3 9LS. Alternatively, contact Robertson Smith, Solicitors, Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB (Telephone 01382 226602).

EPC

Rating: D

Viewing: Telephone the owner on 07919 697 800 or by appointment through Robertson Smith, Solicitors, Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB with whom all notes of interest and offers should be lodged.

Disclaimers:

Note, all measurement have been taken by a sonic tape measure and therefore may be subject to a small margin of error. While we believe the above details to be correct, no warranty is given and any potential purchaser should satisfy themselves as to the accuracy of the measurements.

While these particulars are believed to be correct and are given in good faith, they are not warranted and any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or any part thereof and all measurements are approximate.