



MICHAEL A. BROWN

— Solicitors & Estate Agents —



58 Eastwell Road, Lochee, Dundee, DD2 3FH

Offers Over **£150,000**



- End Terraced Villa
- Modern Accommodation
- Quiet Cul De Sac
- Enclosed Rear Garden
- 2 Car Driveway
- Lounge Dining Area
- Kitchen
- 2 Double Bedrooms
- Bathroom
- GCH; DG ; Alarm

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This modern END TERRACED VILLA provides spacious accommodation and is situated within a quiet cul de sac within easy walking distance of the Stack Retail Park. The house benefits from full gas central heating, double glazed windows and front driveway with parking for two cars. There is a nicely laid out and enclosed rear garden with rear gate affording pedestrian access onto the retail park area. The property is situated off Loons Road and onto Lochee Road for easy access into the city centre or to the Kingsway.

GROUND FLOOR

PORCH

Covered entrance porch with adjoining cellar storage room.

ENTRANCE HALL

Main front entrance door. Stairs to upper floor. Under stairs storage cupboard. Light oak laminate flooring.

LOUNGE DINING

An open plan lounge and dining area.

LOUNGE

Large window overlooks the front area. Media wall unit cabled for virgin. Light oak laminate flooring.

DINING AREA

Ample room for table and chairs. Window overlooks the rear garden. Light oak laminate flooring.

KITCHEN

Fully fitted with gloss white wall and base units and solid oak worktops. Splash back tiling. Under wall unit lighting. Integral electric hob and oven. Slot in automatic washing machine, fridge and freezer. Wall mounted microwave oven. Inset stainless steel 1 ½ bowl sink with drainer and mixer tap. Tile effect vinyl flooring. Recessed downlights. Window and door to rear garden.

UPPER FLOOR

HALL

Shelved linen cupboard. Hatch to attic with ramsay style ladder. Floored and with lighting. Bosch combi gas boiler.

DOUBLE BEDROOM

Window overlooks the rear garden. Built in double wardrobe. Oak laminate flooring.

DOUBLE BEDROOM

Window overlooks the front garden. Built in double wardrobe.

BATHROOM

Wall tiled around bath and to dado height. White three-piece suite. Electric shower over bath. Tiled floor. Opaque window. Chrome towel radiator.

GARDENS

Paved and monoblock driveway suitable for parking two cars. Partly enclosed by timber fencing. The rear enclosed garden is laid out with circular paved patio, artificial grass, plants and shrubs. Timber garden shed. Outside water tap. Rear gate into adjoining cul de sac and with pedestrian access into the Stack leisure complex.

EXTRAS

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

LOCATION

Off Loons Road before Lochee Road.

EPC – C

HOME REPORT VALUATION - £150,000



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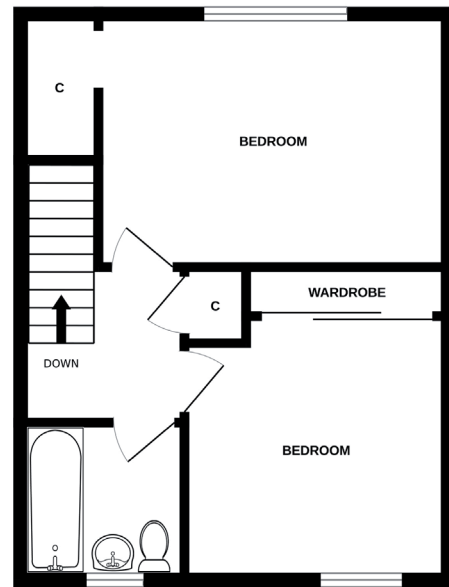
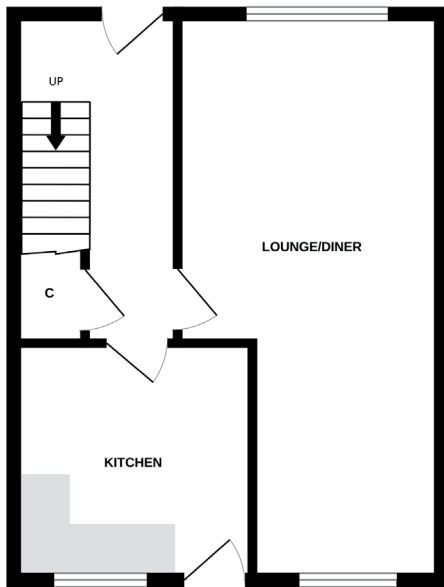
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ACCOMMODATION

(All measurements are approx.)

Lounge Area	13'1" x 10'8"	(4.00m x 3.30m)
Dining Area	9'7" x 7'4"	(2.95m x 2.25m)
Kitchen	9'8" x 9'4"	(3.00m x 2.85m)
Double Bedroom	11'8" x 10'7"	(3.60m x 3.25m)
Double Bedroom	14'3" x 8'7"	(4.35m x 2.65m)
Bathroom	6'6" x 6'2"	(2.00m x 1.90m)



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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