

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**32 Lyndhurst Avenue Dundee DD2 3HS**

- **Semi Detached Villa**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Conservatory**
- **3 Bedrooms**
- **Bathroom**
- **Gas Central Heating & Double Glazing, EPC C**
- **Driveway Parking**
- **Generously Proportioned Gardens to Front & Rear**
- **Close to all Amenities**

**Offers over £179,000 (HR Value 180K)**

This well presented semi-detached villa is situated in a small cul de sac of similar styled homes and is within convenient distance of Dundee city centre, shops, schools, supermarkets and the Dundee Kingsway arterial route which connects to major routes north and south.

The property offers spacious family accommodation over two floors and is in good decorative order. The subjects benefit from gas fired central heating, double glazing with replacement doors, a modern fitted kitchen with integral oven, hob, extractor, dishwasher, fridge and freezer, utility cupboard. Modern four piece bathroom, and three well-proportioned double bedrooms.

Externally there is off street parking for two vehicles to front, and garden laid to lawn. The large enclosed rear garden is laid to lawn with patio area and timber shed.

Only with viewing will the purchaser fully appreciate the spacious nature of home being offered for sale, and viewing is highly recommended.

**Entrance Vestibule:**

UPVC double glazed exterior door. Wood and glazed door to hallway.

**Hallway:**

Staircase to upper floor accommodation with mid floor landing. Double glazed window to rear providing natural light. Under stair utility cupboard with plumbing for automatic washing machine.

**Lounge:**

Approx. 4.92m x 3.6m at widest point. Spacious public room. Double glazed window to front. Focal point of the room is a feature fire surround with electric fire.



**Kitchen:**

Approx. 4.88m x 1.97m. Modern fitted kitchen with a range of floor, wall and drawer units. Integral double oven, gas hob and extractor hood. Glass splashback. Integral dishwasher, fridge and freezer. Downlighters. Pelmet LED lights. Tiling to splashback. Stainless steel sink and drainer with mixer tap. Double glazed window to rear.



**Conservatory:**

Approx. 2m x 2.5. Located to the rear of the property. Double glazed windows and French doors to rear.



**Bedroom 3:**

Approx. 3.21m x 3.75m Spacious double bedroom at ground floor level. Could also be utilised as a dining room. Double glazed window to front.



**Upper Floor Accommodation:**

**Upper Landing:**

Double glazed window to rear providing natural light. Balustrade. Large, shelved storage cupboard.

**Bedroom 1:**

Approx. 3.71m x 5.64m. Spacious double bedroom. Double glazed window to front. Large cupboard with light, also housing the central heating boiler.



**Bedroom 2:**

Approx. 2.28m x 3.6m. Another spacious double bedroom. Double glazed window to front. Large walk in wardrobe with shelving, light and storage cupboards.



**Bathroom:**

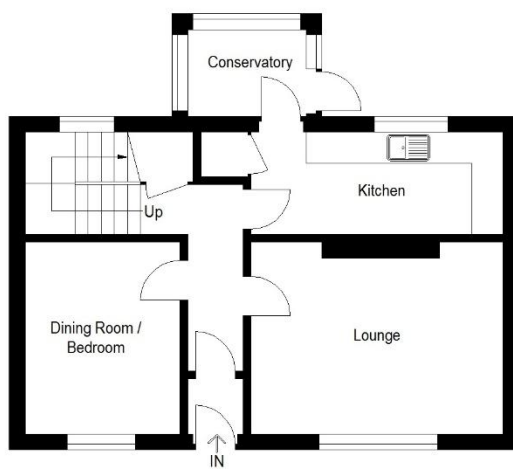
Approx. 3m x 1.95m. Four piece modern quality suite comprising WC and wash hand basin in fitted unit. Bath and large shower enclosure. Full wet wall panelling. Chrome ladder style towel rail. Double glazed window to rear. Expel air extractor fan.



**Outside:**

The front garden is laid to lawn and bounded by a mid-level dyke and timber fencing. Paved driveway to front with off street parking for two vehicles. The generously proportioned rear garden is fully enclosed, bounded by timber fencing, and mature hedging. Laid mainly to lawn. Shed.





Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1166082 / Ref:89956)



*Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.*

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