

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



133 Macalpine Road, Dundee DD3 9HJ

- **End Terraced Villa**
- **Hallway**
- **Lounge/Dining**
- **Kitchen Dining**
- **Ground Floor Bathroom**
- **3 Bedrooms**
- **En Suite Shower Room**
- **Driveway Parking for Multiple Vehicles**
- **Gardens to Front & Rear**
- **Outhouse & 2 Sheds**
- **Gas Central Heating & Double Glazing, EPC C**

Offers over £150,000

This end terraced villa occupies an off street location in a popular residential location within convenient distance of all local amenities including public transport, bus routes, primary and secondary schooling.

The property offers spacious and well-proportioned accommodation throughout and is in good decorative order. The subjects benefit from gas fired central heating with combi boiler, double glazing with replacement UPVC doors, modern fitted kitchen with double oven, hob and extractor hood, modern ground floor bathroom with shower, three well proportioned bedrooms, and En Suite shower room.

Occupying a generous size plot, there are low maintenance gardens to front, and driveway parking to side with ample space for multiple vehicles. The fully enclosed rear garden has patio, lawn, mature shrubs and has outhouse with power and light, shed, and greenhouse.

This is an excellent opportunity to obtain a spacious family home of this style and location, and viewing is essential to fully appreciate.

Entrance Hallway:

Double glazed UPVC exterior door and frosted side panel. Staircase to upper floor accommodation. Under stair storage cupboard.

Lounge/ Dining:

Approx. 6.8m x 3.32m. An excellent size public room. Double glazed picture window to front and further double glazed window to side.



Kitchen/ Dining:

Approx. 3.4m x 2.76m. Fitted with a range of modern floor, wall and drawer units. Tiling to splash back. Internal double oven, gas hob and extractor hood. Freestanding washing machine (no warranties given) Built in breakfast bar. Recess for fridge freezer. Stainless steel sink and drainer. Double glazed window to rear.



Rear Vestibule:

Double glazed exterior door. Single glazed window.

Bathroom:

Approx. 3.3m x 1.76m. Modern three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Useful shelved towel cupboard. Low maintenance ceiling. Double glazed frosted window to rear.



Upper Landing:

Double glazed window to side.

Bedroom 1:

Approx. 4m x 3.47m. Double bedroom. Double glazed window to rear. Wall to wall mirror fronted wardrobes with built in shelving and hanging rail.



En Suite:

Approx. 0.92m x 1.57m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Double glazed window to rear. Wet wall panelling.

Bedroom 2:

Approx. 3.72m x 3.4m. Double bedroom. Double glazed window to front. Double fitted wardrobe.



Bedroom 3:

Approx. 3.75m x 2.5m. Another spacious room. Double glazed window to front. Cupboard housing central heating combi boiler.



Outside:

Driveway parking to side provides ample off street parking for multiple vehicles. The front garden is laid out for ease of maintenance in patio and gravel chips with shrubs and bounded by mid-level wall. The rear garden is enclosed and laid out in patio with stepping stones. Mature shrubs and hedging. Outhouse, timber shed and greenhouse.



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.

Forfar Office:

27 West High Street, Forfar, Angus, DD8 1BE
Tel: 01307 464443 • Fax: 01575 520229
forfar@taysidepropertyonline.com

Dundee Office:

7 Ward Road, Dundee, DD1 1LP
Tel: 01382 200411 • Fax: 01382 203033
dundee@taysidepropertyonline.com