

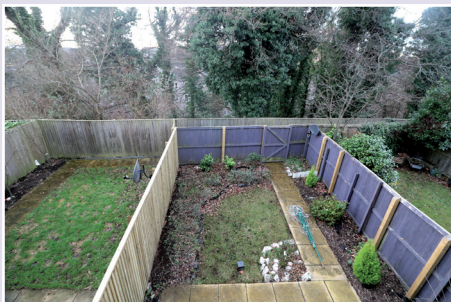


**MICHAEL A. BROWN**  
— Solicitors & Estate Agents —



## 15 Dudhope Gardens , Dundee, DD3 6TX

Offers Over **£255,000**



- Modern Townhouse
- Quiet Cul de Sac
- Near Dudhope Park
- Law Hill Area
- Garage and Car Space
- Rear Garden
- Toilet; Utility Room
- Lounge/Dining/Kitchen
- Principal Bedroom & En-suite
- 3 Further Bedrooms
- Family Bathroom
- GCH; UPVC DG

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## 15 Dudhope Gardens, Dundee, DD3 6TX

This modern, mid terraced TOWNHOUSE is situated in a quiet cul-de-sac of similar properties on the slopes of the Law Hill close to Dudhope Park. The house provides very spacious accommodation on three levels with a very large open plan lounge, dining room and kitchen together with four bedrooms (one en-suite). The house has an HMO licence and conforms to high fire safety standards. There is a small driveway for car parking which leads to the integral garage with power and light. The rear garden is enclosed by fencing and an adjacent lane leads round to the front of the houses. Adjacent Dudhope Terrace leads down to Lochee Road with easy access into the City Centre.

### GROUND FLOOR

#### ENTRANCE VESTIBULE

Front entrance door with double glazed side screen. Tiled floor. Fire alarm control panel. Inner glazed door to hall.

#### HALL

Understairs storage cupboard. Balustrade stair to the first floor.

#### TOILET

With white toilet and wash hand basin. Tiled floor and tiled to dado height.

#### UTILITY ROOM

Fitted with light grey wall and base units with complementary worktops and tiled splash back. Inset stainless steel sink with drainer and mixer tap. Slot in automatic washing machine and tumble dryer. Tiled floor. Glazed door to rear garden.

#### DOUBLE BEDROOM

Double french doors open out to the rear garden. Built in double wardrobes.

### FIRST FLOOR

#### HALL

Balustrade stair leads to the upper floor. Window.

#### LOUNGE/DINING/KITCHEN

A large and spacious lounge area with adjoining dining area and fully fitted modern kitchen. The lounge area has french door style windows overlooking the rear garden. The kitchen is fully fitted with light grey wall and base units and complementary worktops and upstands. Integral stainless steel gas hob, electric oven grill and chimney filter with stainless steel splash back. Integral fridge freezer and dishwasher. Integrated 1 ½ bowl stainless steel sink with mixer tap. Tile effect vinyl flooring. Integral ceiling downlights.

### UPPER FLOOR

#### HALL

Cloaks and storage cupboard.

#### PRINCIPAL DOUBLE BEDROOM

Built in double wardrobes. Large windows overlook the front garden.

#### EN-SUITE

Inset white toilet and wash hand basin. Tiled corner shower compartment with thermostat shower. Tiled floor. Opaque window. Extractor fan.

#### DOUBLE BEDROOM

Built in double wardrobes. Large windows overlook the rear garden.

#### BEDROOM

Window overlooks the rear garden. Also suitable for use as a comfortable office.

#### FAMILY BATHROOM

Tiled floor and wall tiled to dado height. White toilet and wash hand basin and bath. Large, enclosed and wet wall shower compartment with thermostat shower. Recessed downlights. Extractor fan.

#### INTEGRAL GARAGE

Up and over door. Power and light. A small rear room houses the central heating boiler.

### GARDENS

The front garden is laid out with monoblock driveway and paved path to front door. The south west facing rear garden is enclosed by fencing and laid out with paved patio, small lawn and flower beds. Rear gate leads onto mutual access lane for bins and garden refuse and leads round to the front of the properties.

### EXTRAS

Included are all fitted carpets, light fittings and integral kitchen appliances, automatic washing machine and tumble dryer.

### LOCATION

On Lochee Road at traffic lights turn up Dudhope Terrace. First left into Dudhope Steps/Gardens.

### EPC – C

HOME REPORT VALUATION - £255,000



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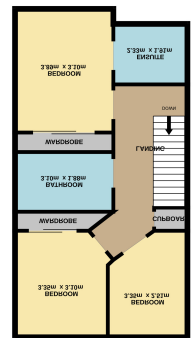
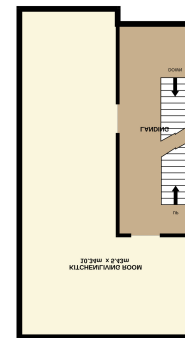
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## ACCOMMODATION

(All measurements are approx.)

Double Bedroom	14'1" x 8'5"	(4.30m x 2.60m)
Toilet	6'1" x 2'8"	(1.86m x 0.85m)
Utility Room	6'9" x 5'7"	(2.10m x 1.75m)
Lounge/Dining/Kitchen	33'8" x 17'7"	(10.30m x 5.40m)
Principal Bedroom	12'1" x 9'8"	(3.70m x 3.00m)
En Suite	7'4" x 6'2"	(2.25m x 1.90m)
Double Bedroom	10'2" x 10'2"	(3.10m x 3.10m)
Bedroom	10'5" x 7'4"	(3.20m x 2.25m)
Bathroom	9'8" x 6'1"	(3.00m x 1.85m)



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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