

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



16 Park Road, Dundee, DD3 8NN

- **Traditional Semi Detached Villa**
- **Vestibule & Hallway**
- **Lounge with Bay Window**
- **Sitting/Family Room**
- **Modern Kitchen & Open Plan Dining Room**
- **Utility Room & Rear Porch**
- **Ground Floor Shower Room**
- **4 Bedrooms**
- **Family Bathroom**
- **Gardens, Driveway & Garage. EPC D**

Offers over £345,000

This impressive and substantial traditional semi-detached villa occupies an enviable position enjoying open views towards Fairmuir Park. All local amenities including local shops, schools, supermarkets and public transport are close by and Dundee City Centre is within convenient distance. The Kingsway A90 arterial route through Dundee is only a few minutes' drive away and connects to major routes north and south.

The property offers spacious and well proportioned accommodation over two floors and is in excellent decorative order throughout. The subjects have retained much of the original character and charm with many period features including original staircase, plaster work, cornicing, high skirtings and fireplaces. Modern features include gas fired central heating, double glazing, modern fitted kitchen with open plan family/dining room, modern shower room at ground floor level and modern five piece bathroom on the upper floor.

Externally there is Monoblock driveway parking for a number of vehicles and easily maintained front garden. To the rear is an enclosed garden laid to lawn with Monoblock pathways and patio and raised decking. The large timber garage (20'2 x 11'11) and has double doors to both front and rear. This is an exceptional home of immense character and must be viewed internally to fully appreciate.

- Entrance Hallway:** Exterior door with glazed panel above. Ornate cornicing and frieze. Wood and glazed door with side panels into hallway.
- Hallway:** Original staircase with ornate balustrade to upper floor accommodation. Under stair storage cupboard. Karndean flooring.
- Lounge:** Approx. 14'10 x 18'7. Excellent sized public room with double glazed bay window looking to front. Original wood flooring. Focal point of the room is a stunning cast iron decorative fire surround with tiled inset and hearth and working fireplace. Ornate cornicing.



Sitting Room:

Approx. 14'7 x 12'11. Another excellent sized public room with double glazed window to side and rear. Focal point of the room is a carved wood fire surround with gas fire and tiled hearth.



Kitchen:

Open plan with family/dining room. Approx. 25'2 x 12'2 at widest. Two clearly defined areas. Dining/Family room has double glazed window to side. Recessed display alcove and useful storage cupboard. Original maids bell system. Kitchen is fitted with a range of modern floor, wall and drawer units with solid woodwork surfaces, breakfast bar, range style cooker, dishwasher, canopy extractor hood, Belfast sink and drainer with mixer tap. Double glazed windows to side. Inset down lighters. Free standing fridge freezer.

Shower Room:

Approx. 9'6 x 3'5. Modern recently installed and fully tiled with three piece suite comprising WC, wash hand basin and shower cubicle. Illuminated mirror. Chrome ladder style heated towel rail. Recess display alcove with downlighter.



Rear Vestibule:

Double glazed UPVC exterior door. Single glazed window to rear and boiler/utility room which has window to rear, central heating Worcester boiler, hot water cylinder and plumbing.



Upper Landing:

Glazed roof hatch. Ornate corning. Useful storage cupboard above stairs.

Bedroom One:

Approx. 9'9 x 18'5 measured into bay window. Excellent sized double bedroom. Double glazed bay window to front. Four door contemporary style wall to wall fitted wardrobes. Ornate corning.



Bedroom Two:

Approx. 9'8 x 11'2. Spacious room with double glazed window to front. Feature decorative fire surround with cast iron inset.

Bedroom Three:

Approx. 14'9 x 12'11. Double bedroom with double glazed window to rear enjoying views over the city towards countryside to north. Recess display alcove.



Mid Floor Landing:

Leads to bedroom and bathroom.

Bedroom Four:

Approx.9'3 x 12'11. Located to the rear of the property and has double glazed window to side with roof top views over the city towards countryside beyond. Double mirror fronted wardrobes.



Bathroom:

Approx.13' x 8'11. Modern five piece suite comprising WC, Jack and Jill sinks with mixer taps and storage unit, large shower cubicle and free standing bath with shower. Modern heated towel rail. Two double glazed frosted windows. Storage cupboard and contemporary style wall radiator.





Outside:

Front Garden is laid out for ease of maintenance with large mono block driveway and parking courtyard with space for a number of vehicles, shrubs and mature trees and stone built wall to side. Large timber garage. Fully enclosed rear garden laid to lawn with mono block pathways and patio, raised decking with balustrade and mature shrubs and trees.

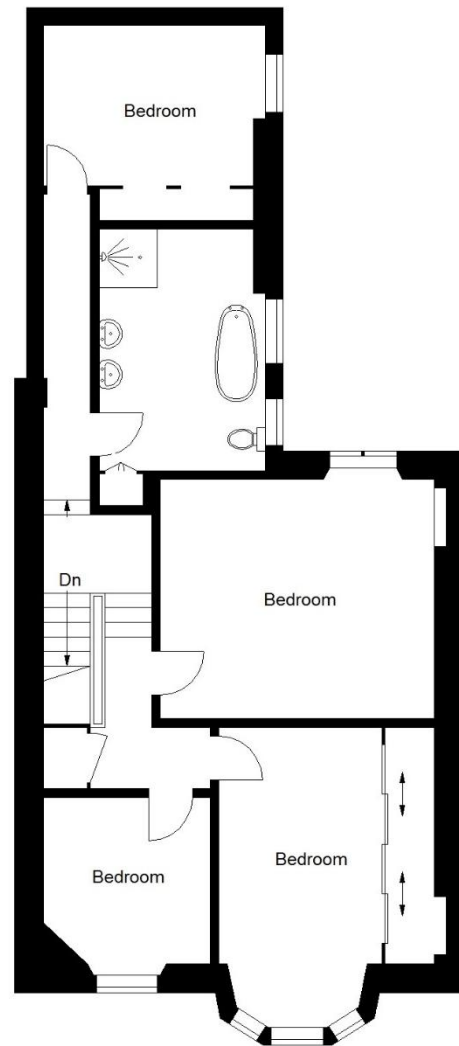
Garage:

Approx. 20'2 x 11'11. Double doors to front and rear





Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:898267 / Ref:82646)





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