



**MICHAEL A. BROWN**

— Solicitors & Estate Agents —



## 21 St Fillans Place, Dundee, DD3 9HZ

Offers Over **£130,000**



- Semi Detached Villa
- Fully Modernised
- Quiet Crescent
- Front Driveway
- Large Rear Garden
- Lounge/Dining
- Modern Kitchen
- Modern Bathroom
- 3 Double Bedrooms
- Combi GCH; DG

21 St Fillans Place, Dundee, DD3 9HZ



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

01382 204242  
property@michaelabrown.co.uk

## 21 St Fillans Place, Dundee, DD3 9HZ

This fully modernised and nicely decorated SEMI DETACHED VILLA is situated in a quiet crescent of similar properties accessing onto Macalpine Road. The house benefits from a modern newly fitted kitchen, modern bathroom with jacuzzi bath and shower and replacement internal doors. There is combi gas central heating and double glazed windows, doors, rear kitchen patio doors and cavity wall insulation. The pitched tiled roof was installed several years ago. The partly monoblocked front garden has parking for two cars and there is a large and enclosed south west facing rear garden.

### GROUND FLOOR

#### ENTRANCE HALL

Side entrance door. Oak hard wood flooring. Under stairs cloaks/ storage cupboard.

#### LOUNGE/DINING

A spacious lounge with rear dining area. Large window overlooks the front garden with additional side window. Oak hard wood flooring. Decorative fireplace.

#### KITCHEN

Newly installed less than two years ago and fully fitted with gloss grey wall and base units and marble effect worktops. Integrated stainless steel hob, oven and chimney filter. Plumbed for and including automatic washing machine and dishwasher. Inset stainless steel sink with drainer and mixer tap. Vinyl floor covering. Double glazed patio doors open out onto the rear garden.

### UPPER FLOOR

#### HALL

Side window. Hatch to attic.

#### DOUBLE BEDROOM

A spacious main bedroom with two windows overlooking the rear garden. Built in quadruple wardrobes with mirror sliding doors.

#### DOUBLE BEDROOM

Window overlooks the front garden. Laminate flooring.

#### DOUBLE BEDROOM

Window overlooks the front garden. Built in wardrobe cupboard.

#### BATHROOM

Full wall and flooring tiles. White jacuzzi bath with electric instant shower above. Curved bath shower screen. Vanity unit with wash hand basin. Parador style ceiling with recessed down lights. Opaque double glazed window. Chrome towel radiator.

### GARDENS

The front garden provides parking for two cars. Mutual side paved path. The large rear garden is enclosed by timber fencing and laid out with paved patio and large lawns. Outside water tap. House cellar suitable for storage and with power. Presently used for tumble dryer and combi gas boiler.

### EXTRAS

Included are all fitted carpets, blinds, curtains, light fittings and integral kitchen appliances, automatic washing machine, and dishwasher.

### LOCATION

On Macalpine Road turn up St Fillans Road and first right into St Fillans Place.

### EPC – D

HOME REPORT VALUATION - £130,000



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

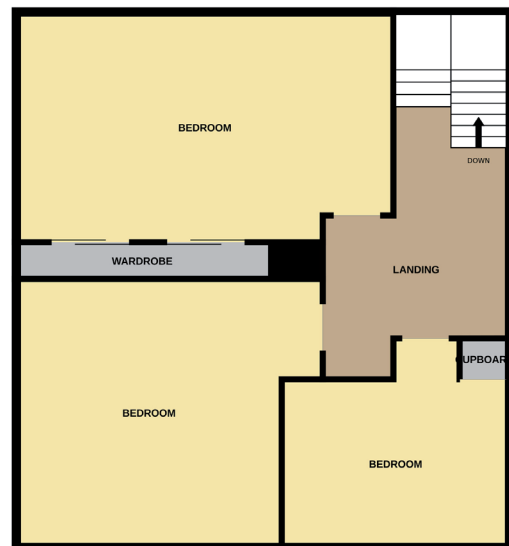
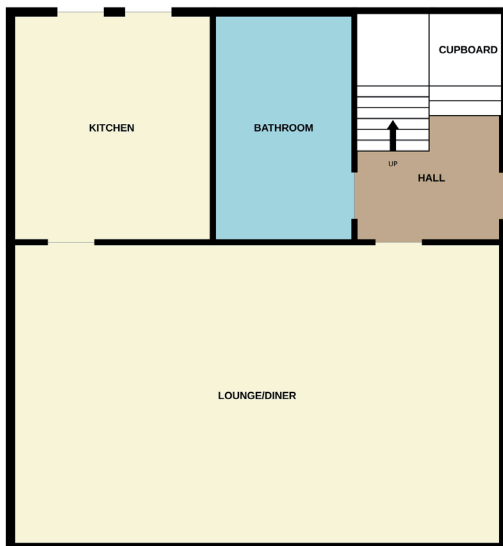
01382 204242  
property@michaelabrown.co.uk



### ACCOMMODATION

(All measurements are approx.)

Lounge/Dining	20'0" x 10'5"	(6.70m x 3.20m)
Kitchen	10'8" x 9'0"	(3.30m x 2.75m)
Bathroom	9'0" x 5'9"	(2.75m x 1.80m)
Double Bedroom	15'4" x 8'8"	(4.70m x 2.67m)
Double Bedroom	10'5" x 9'5"	(3.20m x 2.90m)
Double Bedroom	12'3" x 9'0"	(3.75m x 2.75m)



These particulars are prepared in good faith but are not warranted and do not form part of any contract.  
All measurements approximate.



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

17 South Tay Street, Dundee DD1 1NR (DXDD135)

Telephone: 01382 204242

Email: law@michaelabrown.co.uk

property@michaelabrown.co.uk