



**MICHAEL A. BROWN**

— Solicitors & Estate Agents —



## 57 Whitfield Gardens, Dundee, DD4 0AW

Offers Over **£75,000**



- Mid Terraced Villa
- Fully Modernised
- Nicely Decorated
- Quiet Area
- Front and Rear Gardens
- Harled Exterior
- Lounge/Dining
- Modern Kitchen
- 2 Double Bedrooms
- Modern Shower Room
- GCH; New DG
- Cavity Wall Insulation

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01382 204242  
property@michaelabrown.co.uk

## 57 Whitfield Gardens, Dundee, DD4 0AW

This fully modernised and attractively decorated MIDTERRACED VILLA is situated in a quiet area of similar houses. The property benefits from combi gas central heating, newly replaced double glazed windows and doors and internal oak doors. The exterior of the house has been reharled with cavity wall insulation. There are enclosed and easily maintained front and rear gardens and a mutual car park nearby. Easy access onto Whitfield Drive and onto Drumgeith Road. The property is not mortgageable.

### GROUND FLOOR

#### ENTRANCE HALL

UPVC front entrance door and side window. Oak laminate flooring. Stair to upper floor. Under stairs storage cupboard. Cloaks cupboard.

#### LOUNGE/DINING

A bright and spacious lounge with rear dining area. Windows overlook the front and rear gardens. Fireplace with inset electric convertor fire. Oak laminate flooring.

#### KITCHEN

Fully fitted with oak finish wall and base units and granite effect worktops. Integral stainless steel gas hob, oven and filter chimney. Inset stainless steel sink with drainer and mixer tap. Plumbed for automatic washing machine. Inset fridge and freezer. Tiled floor. Recessed ceiling downlights. UPVC door and window to the rear garden.

### UPPER FLOOR

#### HALL

Shelved linen cupboard.

#### DOUBLE BEDROOM

Large window overlooks the front garden. Built in full length oak finish wardrobes with mirror sliding doors. Storage cupboard housing combi gas boiler. Oak laminate flooring.

#### DOUBLE BEDROOM

Window overlooks the rear garden. Built in double wardrobe with mirror sliding doors. Oak laminate flooring.

#### SHOWER ROOM

Full wet walls. White vanity unit with inset wash hand basin. Separate vanity unit with toilet. Corner shower unit with electric instant shower. Parador style ceiling with recessed downlights. Tile effect laminate flooring. Opaque window.

#### GARDENS

The front garden is accessed from a mutual path. Enclosed by fencing with pavier path and balmullo stone chips. The rear garden is enclosed by timber fencing and is accessed from both the house and a mutual path. Laid out with pavier path and artificial grass. Clothes drying poles. Stone chipped patio area. Timber garden shed. Outside water tap. Gate to rear mutual path.

#### EXTRAS

Included are all fitted carpets, blinds, curtains, light fittings, integral kitchen appliances and fridge and freezer.

#### LOCATION

On Drumgeith Road turn up Whitfield Drive. Left into Whitfield Gardens. Park in mutual car park on north side.

#### EPC – D

HOME REPORT VALUATION - £80,000



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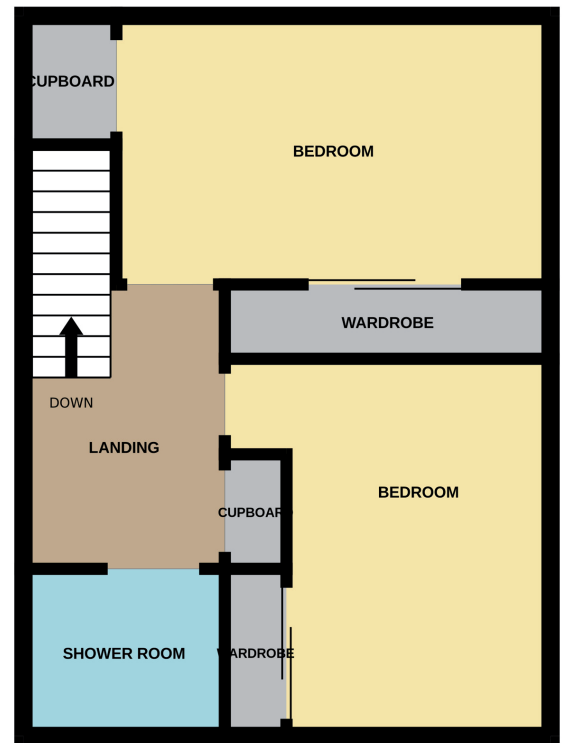
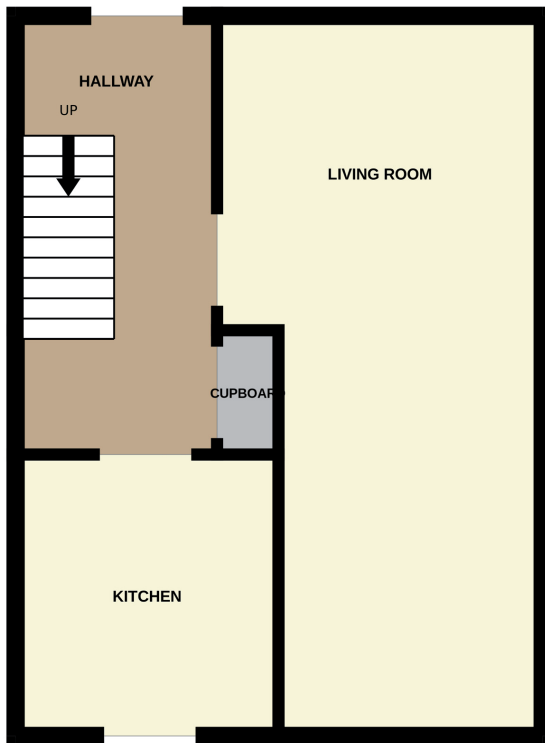
## ACCOMMODATION

(All measurements are approx.)

Lounge/Dining	23'3" x 10'5"	(7.10m x 3.20m)
Kitchen	9'2" x 8'4"	(2.80m x 2.55m)
Double Bedroom	13'9" x 8'9"	(4.25m x 2.70m)
Double Bedroom	10'8" x 8'5"	(3.30m x 2.60m)
Shower Room	6'6" x 5'4"	(2.00m x 1.65m)

GROUND FLOOR  
38.0 sq.m. approx.

1ST FLOOR  
38.0 sq.m. approx.



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

Telephone: 01382 204242

Email: [law@michaelabrown.co.uk](mailto:law@michaelabrown.co.uk)

[property@michaelabrown.co.uk](mailto:property@michaelabrown.co.uk)