



MICHAEL A. BROWN

— Solicitors & Estate Agents —



12 Loraine Road, Dundee, DD4 7EB

Offers Over **£190,000**



- Semi Detached Bungalow
- Quiet Area
- Near Stobsmuir Park
- Enclosed Gardens
- Driveway
- Combi GCH; DG; Alarm
- Vestibule; Hall
- Lounge
- Livingroom/Diningroom
- Kitchen
- 2 Double Bedrooms
- Shower Room

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This traditional built SEMI DETACHED BUNGALOW is situated in a quiet and well established area near to Pitkerro Road and Stobsmuir Park and Ponds. The house benefits from combi gas central heating, timber framed double glazed windows and an intruder alarm. There is a tarmacked driveway with parking for three cars and easily maintained and enclosed front and rear gardens.

ENTRANCE VESTIBULE

Front entrance door. Quarry tiled floor. Electrics cupboard.

HALL

Entrance hall. Attic hatch with extending ramsay type ladder.

LOUNGE

Large bay window overlooks the south facing front garden. Tiled fireplace with electric pebble fire.

DINING ROOM

Spacious dining room with bay window which overlooks the rear garden.

KITCHEN

Fully fitted with white finish wall and base units and granite effect worktops. Splash back tiling. Integral stainless steel oven, grill, gas hob and filter hood above. Integral fridge and freezer. Inset stainless steel sink with drainer and mixer tap. Automatic washing machine. Vinyl tile effect flooring. Window overlooks the rear garden and with access by rear door. Large storage cupboard housing combi gas boiler.

DOUBLE BEDROOM

Large window overlooks the front garden. Built in double wardrobe with mirror doors.

DOUBLE BEDROOM

Window overlooks rear garden. Shelved cupboard.

SHOWER ROOM

White toilet and wash hand basin. Large walk in shower compartment with shower. Opaque window.

GARDENS

The front garden is enclosed by hedging and low stone walls. Tarmacked driveway which extends to the rear driveway and with parking for three vehicles. Laid out with lawn shrubs and flower beds. The rear garden is enclosed by stone walls and laid out with lawn, shrubs and bushes. Timber garden shed. Outside water tap. Security light.

EXTRAS

Included are all fitted carpets, blinds, curtains, light fittings and automatic washing machine.

LOCATION

Situated off Dalkeith Road near to Pitkerro Road.

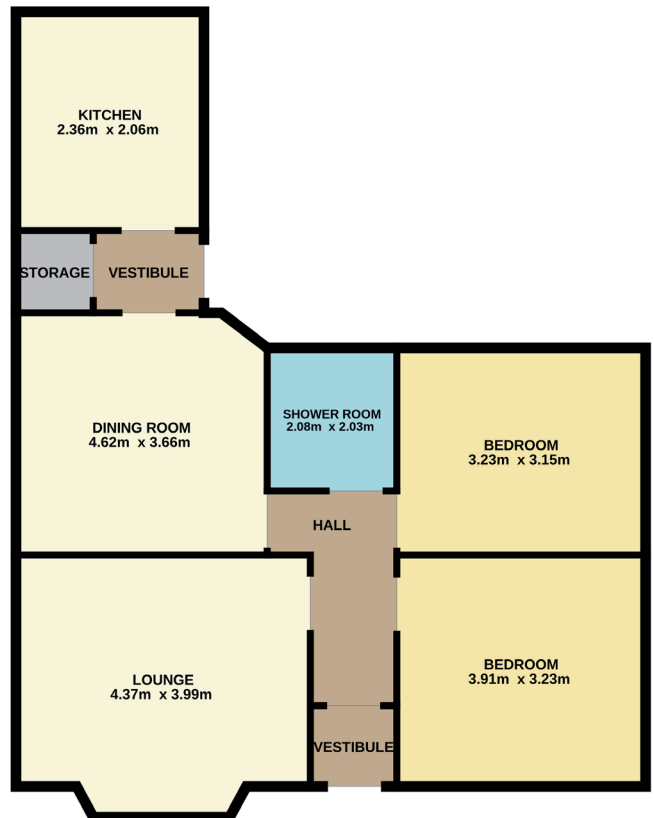
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HOME REPORT VALUATION - £190,000





GROUND FLOOR
76.0 sq.m. approx.



TOTAL FLOOR AREA: 76.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements approximate.



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