

## **RICHMOND & Co.**

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## **49 OLD GLAMIS ROAD, DUNDEE, DUNDEE, DD3 8JJ**

**Three bedroom semi-detached villa**

**Gas central heating & Double glazing**

**Patternpave driveway and parking area**

**Summer house**

**Immaculately presented**

**Ideal family home**

**Early viewing highly recommended**

**Price: Offers over £300,000**

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

## PARTICULARS OF SALE OF 49 OLD GLAMIS ROAD, DUNDEE

### Entrance porch:

UPC front door with glass panel. Traditional ornamental flooring. Side window with shelf. Solid oak entrance door leading to:-



### Hallway:

11'8" x 5'2" approx.. Amtico flooring. Radiator. Twin light fittings. Understair storage cupboard. Ample power points. Carpeted stairs to upper floor.

### Cloakroom:

Amtico flooring. WC and wash hand basin set in vanity unit. Mirrored wall light. Spotlights. Heated towel radiator.

### Lounge:

18'3" x 13'1" approx. Luxury vinyl flooring. Bay window with perfect fit blinds. Dual alcoves with white gloss units enhanced by led lighting. Wood burning stove with ornamental overmantle. Radiator. Original cornice. Picture rail and ceiling rose. Centre light. Ample power points.



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**Open plan Dining/Kitchen/Sitting room with underfloor heating throughout.**

**Dining area:**

15'2" x 13'2" approx. Amtico flooring. Window with perfect fit blinds. Centre light. Underfloor heating. Living flame gas fire. Original cornice. Ample power points.

**Kitchen area:**

14'5" x 10'3" approx. Fitted gray gloss base and wall unit. Integrated oven, combination oven, full length fridge and full length freezer. Stainless steel bowl and half sink with instant tap. Peninsula unit with granite effect laminate worktop. Five burner Neff induction hob. Extractor hood. Breakfast bar. Spotlights. Large walk in cupboard housing gas boiler and washing machine and providing storage.

**Sitting room:**

12'12" x 11'7" approx. Electric velux window. Ample power points. Triple glazed bi-fold doors leading on to rear garden.



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**Glass balustrade and carpeted stair leading to:-**

**Upper landing:**

Fitted carpet. Ample power points. Centre light fitment. Wall lights. Glass balustrade. Access to insulated and partially floored attic.



**Master bedroom with en-suite:**

18'2" x 12'3" approx. at widest points. Fitted carpet. Radiator. Centre light. Quadruple fitted mirror wardrobes and double fitted mirror wardrobes. Bay window with perfect fit blinds. Centre light. Ample power points.



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### **En-suite:**

Shower cubicle with mains shower. Tiled floor and walls. LED heated mirror. Jack and Jill connecting door leading to:-

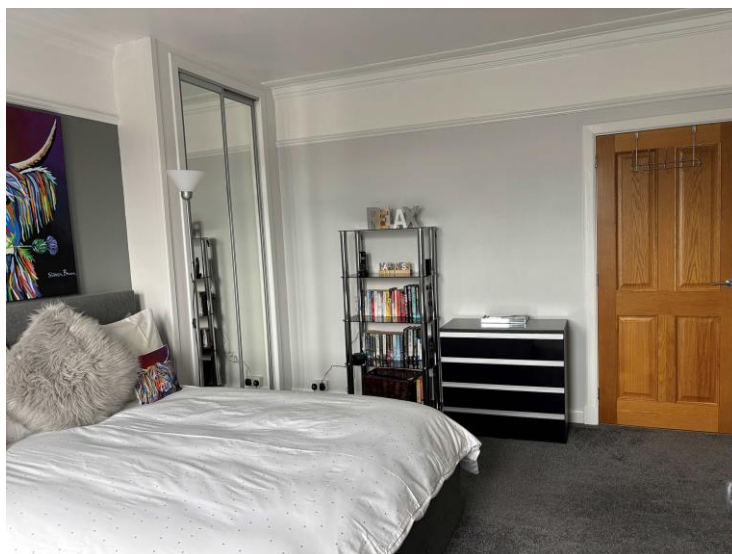
### **Bathroom:**

Three piece bathroom suite consisting of WC and wash hand basin set in vanity unit and bath. Tiled floors and wall. Heated towel rail.



### **Bedroom 2:**

15'3" x 13'3" approx. Fitted carpet. Two double mirror fitted wardrobes. Radiator. Window with perfect fit blinds. Strip spotlight. Ample power points.



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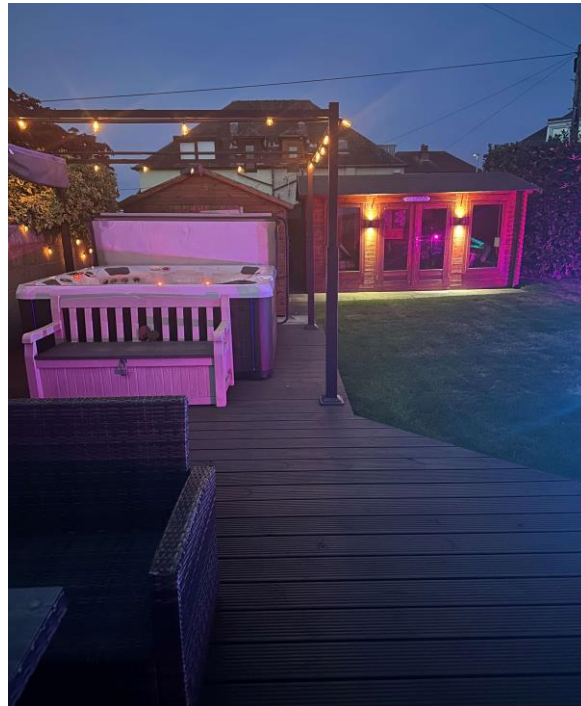
### **Bedroom 3:**

13'7" x 11'9" approx. Fitted carpet. Fitted triple wardrobe with mirror doors. Radiator. Centre light. Ample power points.



### **Outside:**

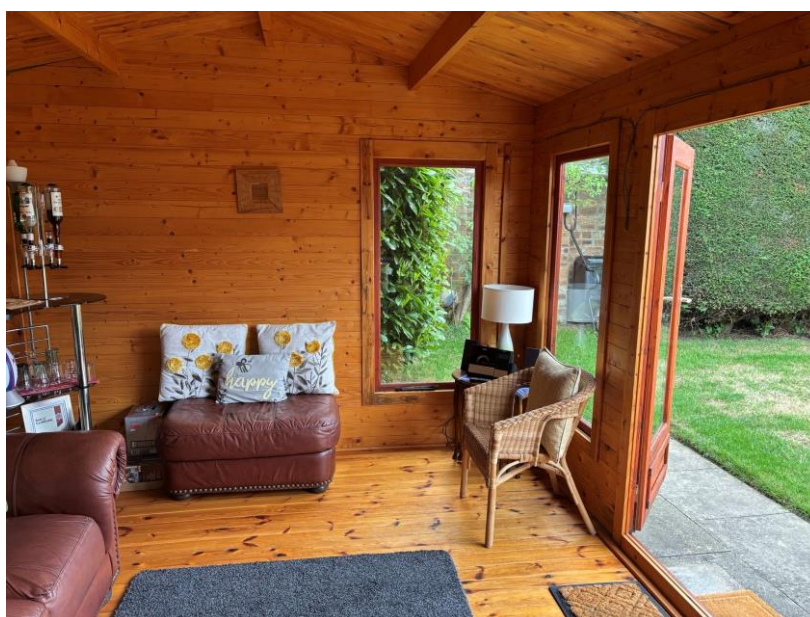
Front garden laid in patternpave with extensive parking facility. Mature shrubs. Rear garden laid in lawn with mature trees and shrubs. Raised decking area. Large shed with power and light. Summerhouse with power and light. Garden lights. Paved area with three wood stores.



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### Viewing:

By arrangement through Seller on 07803 203 500 or through Solicitor on 01382 201964.

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