



ROSS STRACHAN & CO
Solicitors & Estate Agents



— Dundee, DD3 8ER —
38 GLENOGIL AVENUE
2 BEDROOM TOP FLOOR FLAT



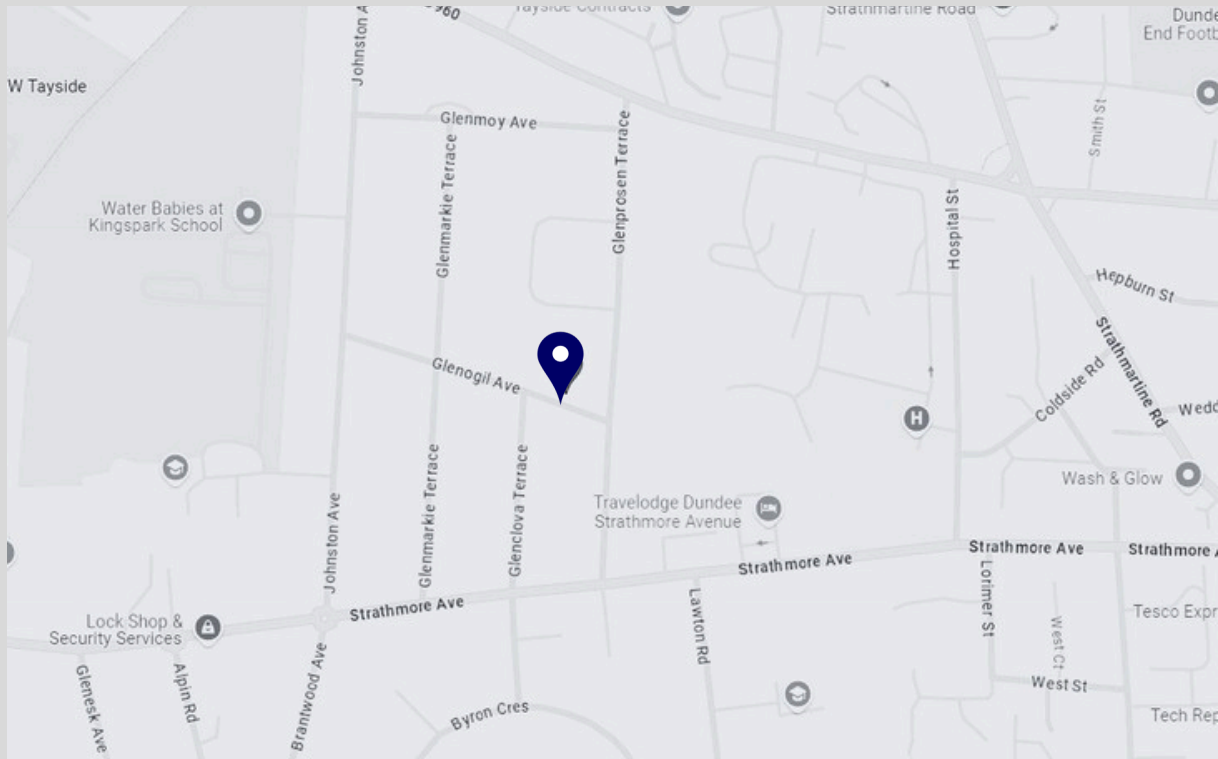
38 GLENOGIL AVENUE, DUNDEE
2 BEDROOM TOP FLOOR FLAT
HOME REPORT VALUE - £115,000

OFFERS OVER - £115,000

- Lounge
- Kitchen
- Bathroom
- 2 Bedrooms

EPC: B

CTB: C





THE PROPERTY

Located within the popular Glens area of Dundee this spacious two bedroom top floor flat offers main door entry, attractive gardens and recent replacement high efficiency gas central heating boiler.

This first floor flat offers spacious accommodation with recently upgraded bathroom, kitchen and gas boiler.

Entering from the main door at the front of the property the internal stair takes you up to the traditional hallway, which all rooms are off. A large lounge overlooks the front gardens whilst the two double bedrooms, with fitted wardrobes, are situated to the rear of the flat and look out over the expansive mutual grounds to the rear. Both the bathroom and kitchen have been updated, with the bathroom featuring a modern wet wall style finish and the kitchen having ample base and upper units finished in gloss white.

An area of private garden to the side of the home offers a tranquil area in which you could relax, while to the rear of the property are mutual drying green and a small plot of private ground with a shed.

These properties remain highly attractive to a wide range of buyers for many reasons. Spacious accommodation, ample on street free parking, private gardens, mutual and well kept gardens are perhaps some of the reasons but easy access to local amenities, the bus and roads network only serve to further enhance the popularity of these properties.

The property is double glazed throughout, with white PVC frames and recent replacement front door. Modern high efficiency gas central heating boiler is located within the kitchen.





ACCOMMODATION

INTERNAL

- *Traditional Hall - with loft ladder to attic and storage*
- *Lounge - 13'8" x 11'7"*
- *Kitchen - 9'9" x 5'06"*
- *Bathroom - 7'8" x 4'8" - white 3-piece-suite with vanity unit and shower over bath*
- *Bedroom 1 - 12'6" x 9'9" - fitted wardrobe*
- *Bedroom 2 - 10'6" x 9'11" - fitted wardrobe*

EXTERNAL

Fenced private garden to the side of the property with mature shrubs and storage shed.
Mutual drying green to the rear of the property.
Small private plot with shed to the rear of the drying area



FLOORPLAN

GROUND FLOOR



HOME REPORT

The Home Report is available through the
TSPC website

VIEWING REQUESTS

Contact details below to arrange a
viewing:

Property Department

Tel : 01382 201010

Email : [propertyreception@ross-
strachan.co.uk](mailto:propertyreception@ross-strachan.co.uk)

EXTRAS

Certain extras may be available by separate negotiations



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