



3 NEVILL STREET, DUNDEE, DD3 8PX
OFFERS OVER £240,000



LCD

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HOME REPORT VALUATION	£240,000
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EPC RATING	C
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This beautifully presented 3-bedroom semi-detached villa is located within a popular residential area of similar style properties and is in a move-in condition. Located just off the Kingsway, the property is ideally located for commuting links to Dundee City Centre and surrounding towns. There is also easy access to all amenities including Primary & Secondary Schooling, Dundee & Angus College, Kingsway West Retail Park and many leisure facilities. The rooms throughout are of a good size making this a perfect family home.

The property opens to the vestibule which has a frosted glazed door and dividing wall allowing the southern light to flow through the ground floor. The sitting room is positioned to the front of the property, enjoying an abundance of natural light through the impressive bay window that offers a pleasant outlook over the front garden. This generously proportioned space boasts a bright and airy atmosphere with a gas fireplace with a classic brick surround and mantel serving as the central focal point. Situated to the rear of the property, the lounge offers a generous and versatile space, ideal for both relaxing and dining. Double patio doors open directly onto the rear garden perfect for indoor-outdoor living and entertaining throughout the summer months. A gas fireplace with surround and decorative timber mantel is a perfect finish to this room. The modern kitchen is in excellent condition with cream wall and base units and wood effect worktop. The integrated appliances are an electric hob, extractor hood, oven, grill and dishwasher, with space for a fridge-freezer. The kitchen is a bright room as a result of side and rear facing windows, along with a door opening to the rear. A w.c. is fitted below the staircase along with a storage cupboard. This room is laid with tiled flooring and partially tiled walls, and finished with a heated towel rail and frosted window.

The carpeted staircase leads to the first floor accommodation with a sizeable linen cupboard and attic hatch opening to the roof space. The main bedroom is well lit by the large south facing window with the light reflecting off the mirrored sliding doors of the fitted wardrobes. The second bedroom also benefits from fitted wardrobes along with a desk with storage space. This room is located to the rear of the property with elevated views of the Sidlaw Hills. The third bedroom is of a smaller size and is located to the front of the property. The shower room is of a modern design benefitting from vanity units with storage space, large walk-in shower and a heated towel rail. The room is fitted with laminate flooring, partially tiled walls and a wet wall surround.

The gardens to the front and rear of the property are immaculately maintained with a large monobloc driveway extending the length of the property leading to the garage. The rear garden is fully enclosed perfect for children and pets. The raised patio area extends directly from the rear of the property, providing the perfect spot for outdoor dining. Steps lead down to the lawned garden stretching toward a further patio area and charming summer house perfect for enjoying the garden in all seasons. For storage of any garden furniture and tools there is also a timber shed included.

This property is an excellent family home and early viewing is highly recommended.



