



Dundee, DD2 4LP  
**67 BUTTARS ROAD**  
2 BEDROOM MID TERRACED VILLA



67 Buttars Road, DUNDEE  
2 BEDROOM MID TERRACED VILLA  
HOME REPORT VALUE- £95,000

OFFERS OVER-£95,000

- Lounge
- Kitchen
- Shower Room
- 2 Double Bedrooms Garden
- Gas Central Heating
- Double Glazed Windows and UPVC Doors

EPC: C CTB: B





## THE PROPERTY

Located in the ever popular Charleston area of Dundee we are pleased to offer for sale this mid terraced villa with gardens.

Charleston remains popular with owner occupiers and investors due to many factors, including the affordability of homes, ample local amenities, public transport routes and the proximity of Ninewells Teaching Hospital.

Sitting in an elevated position this two bedroom home offers accommodation over two levels, with dual aspect lounge and modern kitchen on the ground floor. On the first floor are two double bedrooms and a shower room, with double shower tray.

The property would benefit from decorative upgrading but does feature a modern fitted kitchen, double glazed windows, UPVC front and rear doors and the all important gas central heating.

The property is accessed from the front via a gated railing and through the terraced gardens, with steps leading to the front door of the home. The rear gardens are laid mainly to grass, with a small area of paving at the rear door.

Viewing would be recommended in order to appreciate how little works might be required to bring the home right up to current standards.

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# ACCOMMODATION

## **EXTERNAL**

*Terraced gardens to the front of the property with shared access steps to front door.  
Fenced rear gardens laid mainly to lawn.*

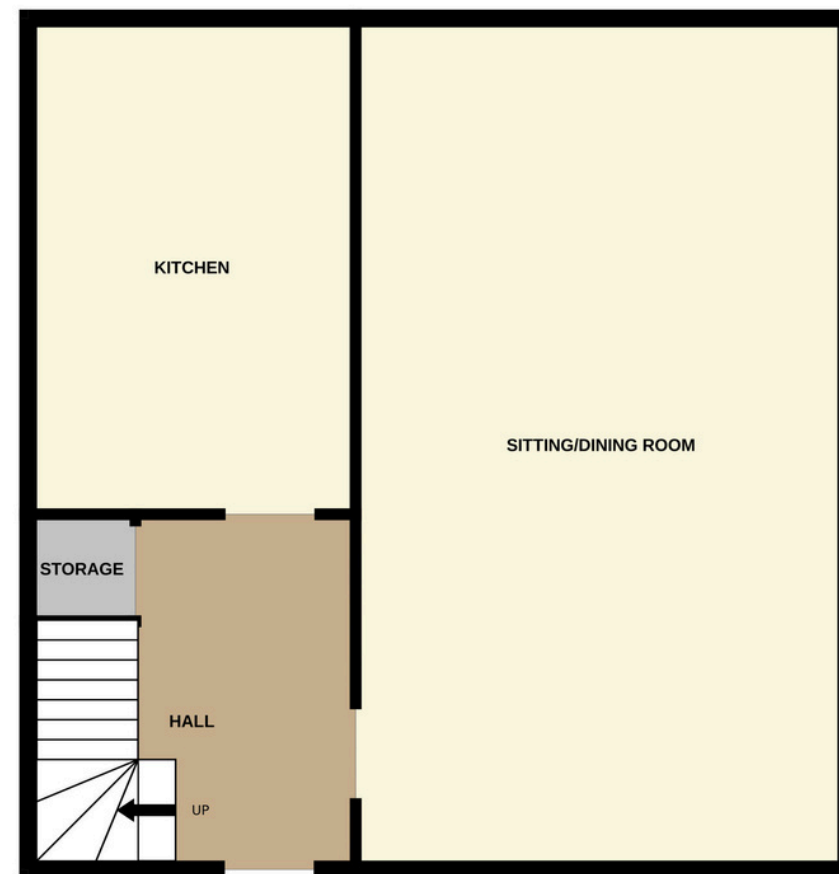
## **ACCOMMODATION**

- Lounge - 20'3" x 10'3" dual aspect lounge with feature gas fire
- Kitchen - 10'11" x 6'3" with door to rear garden
- Bedroom 1 - 14'1" x 10'1" double window bedroom to front of home, with storage
- Bedroom 2 - 10'11" x 9'11" double bedroom overlooking rear garden
- Shower room - 6'2" x 5'8" 3 piece white suite, double shower tray with electric shower over
- Traditional Hall - With Stairs to upper floor and under stair cupboard
- Landing - With attic hatch



# FLOORPLAN

GROUND FLOOR



1ST FLOOR



## HOME REPORT

The Home Report is available through the TSPC website

## VIEWING REQUESTS

Contact details below to arrange a viewing:

### Property Department

Tel : 01382201010

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

## EXTRAS

Certain extras may be available by separate negotiations



ROSS STRACHAN & CO  
Solicitors & Estate Agents



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