



MICHAEL A. BROWN

— Solicitors & Estate Agents —



NEW REDUCED PRICE



20 Heron Rise, Dundee, DD4 9DH

Offers Around **£190,000**



- Mid Terraced Villa
- Traditional Stone Built
- Fully Modernised
- Quiet Cul-de-sac
- Sunny Front Garden
- Car Parking Space
- Vestibule; Hall
- Lounge Diningroom
- Quality Kitchen
- 3 Bedrooms
- Bathroom with Shower
- Combi GCH; DG; Alarm

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This fully modernised and upgraded MID TERRACED VILLA forms part of a terrace of similar houses within a period stone built former school house in a quiet cul-de-sac. The house benefits from a newly installed, quality kitchen with integrated appliances, new parquet flooring and redecoration, combi gas central heating and double glazed windows. Close by is open parkland which is ideal for children and dog walkers, a local bus route and a short walk into Caird Park and Den of Main's. The South West facing front garden is enclosed by timber fencing, laid out for ease of maintenance and provides semi seclusion with a sunny aspect.

GROUND FLOOR

ENTRANCE HALL

Front entrance door. Tiled floor. Alarm control panel.

HALL

Parquet flooring. Balustrade stair to upper floor.

LOUNGE/ DININGROOM

An open plan with large dining area. French doors lead onto the front garden.

KITCHEN

Recently installed navy blue wall and base units and granite effect worktops. Integrated stainless steel gas hob, oven and filter hood. Integrated dishwasher. Wall mounted Worcester combi gas boiler. The rear area of the kitchen is used as the utility room for space for the tumble dryer. Inset stainless steel sink with drainer and mixer tap. Ceiling downlights. Extractor fan. Window overlooks the front garden.

UPPER FLOOR

HALL

Large window on half landing. Shelled linen cupboard. Hatch to attic suitable for storage.

DOUBLE BEDROOM

Built in double wardrobe with mirror sliding doors. Window overlooks the front garden.

DOUBLE BEDROOM

Two windows overlook the front garden.

BEDROOM

Built in double wardrobes with mirror sliding doors.

BATHROOM

Recently modernised with white three piece suite. Full wet walls. Redring electric shower over bath. Parador style ceiling with recessed downlights. Laminate floor. Extractor fan. Chrome towel radiator.

GARDENS

Enclosed by timer fencing with gate to front cul-de-sac. Timber garden shed. Mainly laid out with lawn. Paved area for loungers. Separate timber deck area. Outside lights.

CAR PARKING SPACE

Close to the house is dedicated car parking space.

EXTRAS

Included are all fitted flooring, carpets and blinds and integrated kitchen appliances.

LOCATION

Second left off Bams of Claverhouse.

EPC – C

HOME REPORT VALUATION - £220,000



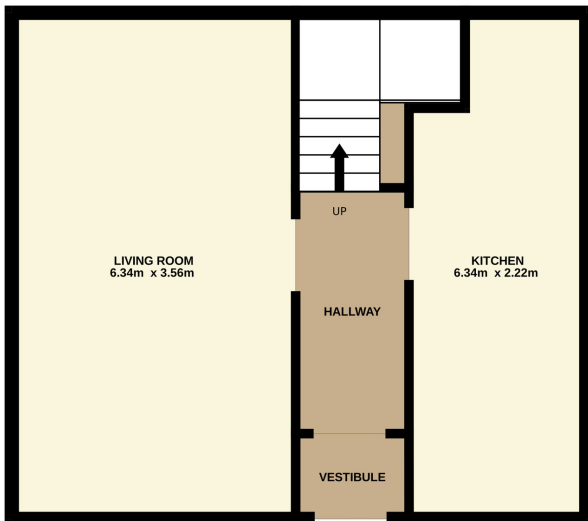
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GROUND FLOOR
45.6 sq.m. approx.

1ST FLOOR
45.6 sq.m. approx.



TOTAL FLOOR AREA : 91.3 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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