

CALDERS

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- **Detached Bungalow**
- **Period Charm**
- **Entrance Vestibule**
- **Hallway**
- **Lounge**
- **2 Bedrooms**
- **Fitted Kitchen**
- **Bathroom**
- **Double Glazing**
- **Gas Central Heating**
- **Driveway and Garage**
- **Front and Rear Gardens**



4 Glentruim Terrace, Dundee, DD3 8HB

Offers Over £180,000

This 1920s/1930s detached two-bedroom bungalow with attic room retains much of its period charm externally and benefits from double-glazing, gas central heating, off-street parking and intruder alarm system.

Glentruim Terrace is located just off Johnston Avenue in the popular sought after Glens Residential Area with its mix of local amenities including shops and takeaways and well-regarded schools. It is within easy reach of the Stack Leisure Park and Kingsway West Retail Park providing an array of retailers, supermarkets, gym and leisure facilities. There are excellent public transport links to Dundee City Centre.

The accommodation is well laid out and generously proportioned. The property is well presented and in good order throughout. Viewing is highly recommended to appreciate the accommodation on offer.

The accommodation comprises; -

Entrance vestibule 1.4m x 1.18m (4ft 6" x 3ft 9") Approx.

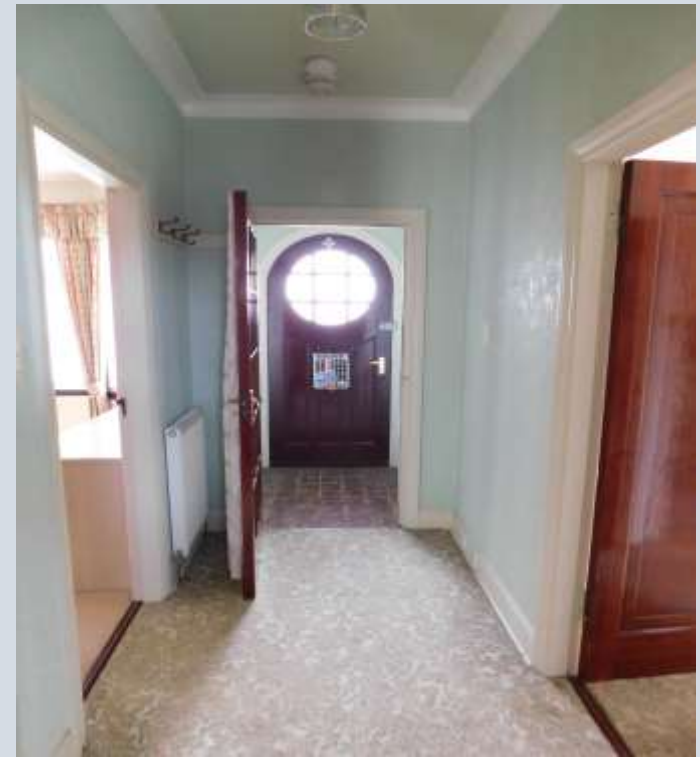
Period Glazed and Timber Door gives access to the vestibule which houses the electric meter and consumer unit. A glazed door leads into the inner hallway.

Inner Hallway- 1.4m x 2.98m (4ft 6" x 9ft 8") Approx.

Generously proportioned hallway with plaster corning and original timber doors which give access to all principal accommodation.

Lounge- 3.97m x 4.32m (13ft x 14ft 2") Approx.

Well proportioned room with shallow bay window overlooking front of the property. There is a living flame gas fire with a timber mantelpiece and marble insert. Press storage cupboard.



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Kitchen 2.87m x 2.42m (9ft 4" x 8ft) Approx.

Located to the rear of the property this bright kitchen is fully tiled in light granite effect tiles with wood clad ceiling and fitted with ample light oak effect wall and base units. There are complementary dark wood effect worktops. Built in electric single oven and gas hob with extractor over. The Zanussi free standing washer/dryer is to be included in the sale. There is a side door which gives access to the rear garden and carport. A ceiling hatch with Ramsey-style ladder gives access to an attic room.



Bedroom One 3.52m x 3.12 m (11ft 6" x 10ft 2") Approx.

Overlooking the front of the property this good-sized double bedroom has a shallow bay window and has been fitted with built-in wardrobes in light ash which provide excellent hanging space as well as high level storage. There is also a built-in dressing table with storage drawers under.



Bedroom Two 3.06m x 3.65m (10ft x 11ft 10") Approx.

Another good-sized double bedroom located to the rear of the property with built-in wardrobes with timber louvered doors which provide both hanging and high-level storage space. A set of sliding doors gives access to the sun room.



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Sun room 2.31m x 2.31m (7ft 6" x 7ft 6") Approx.

South-facing double-glazed sun room with tiled floors and sliding doors giving access to the rear garden.



Bathroom 2.48m x 1.71m (8ft 12" x 5ft 6") Approx.

Fully tiled bathroom with timber-clad ceiling with down lighters. Glazed and chrome corner shower enclosure with marble effect wet wall panelling and thermostatic shower.

The wash-hand basin and concealed cistern w/c are set in made to measure bathroom furniture finished in light ash which provide excellent storage.



Attic room 3.14m x 5.87m (10ft 3" x 19ft 3") Approx.

Accessed by Ramsay-style ladder from the kitchen, this good-sized attic room houses the combi gas boiler and is fully floored and lined. There is a Velux style window which makes this a usable space and may have potential for further development, dependant on the purchaser obtaining any necessary planning and building approvals.



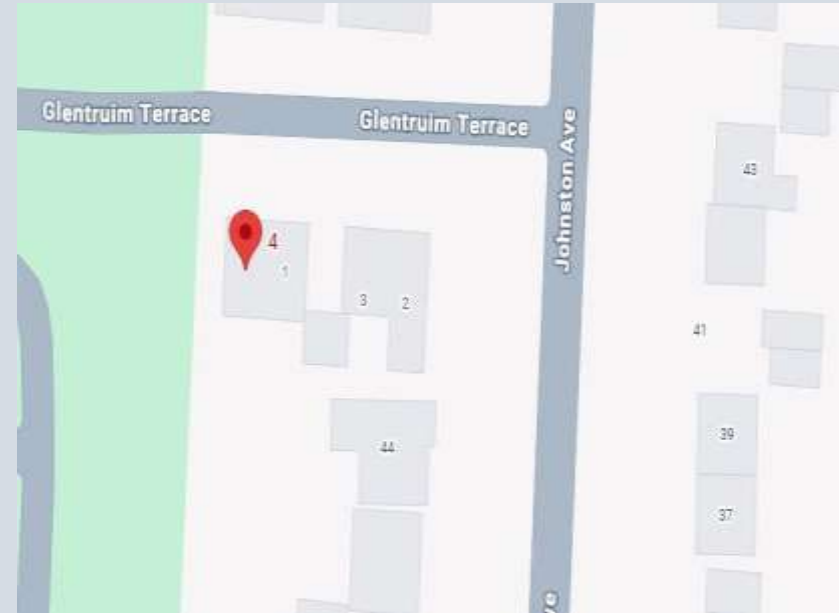
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Externally -

The front garden is laid to gravel for ease of maintenance and there is a selection of mature shrubs and bushes. To the side of the property there is a tarmac driveway leading up to the car port and single garage. At the rear of the property there is a small garden with an area of lawn and gravel and a selection of shrubs. There is also a small paved patio area.



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Viewing Arrangements strictly by appointment: Contact Selling Agents Calders, Solicitors & Estate Agents, 10 Whitehall Street, Dundee

Tel: 01382 224391 email: admin@calders.com

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