



MICHAEL A. BROWN

Solicitors & Estate Agents



25 Liff Crescent, Dundee, DD2 4JZ

Offers Over **£105,000**



- Semi Detached Villa
- Well Maintained
- Quiet Cul-de-sac
- Front & Rear Gardens
- Sunny Patios
- Lounge Dining
- Kitchen
- 2 Double Bedrooms
- Shower Room
- GCH; UPVC DG ; Alarm

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This well maintained SEMI DETACHED VILLA enjoys an elevated south facing aspect from its rear garden patios situated in a quiet cul-de-sac Crescent with on street car parking. The house benefits from combi gas central heating, replacement UPVC double glazed windows and rear south facing french and patio doors and an alarm system. There are enclosed front and rear gardens nicely laid out with lawn, flower beds and ornamental bushes. There is easy access onto nearby Liff Road and the Kingsway.

GROUND FLOOR

ENTRANCE HALL

UPVC front entrance door and side screen. Understairs storage cupboard. Stairs to upper floor.

LOUNGE

Spacious lounge with dining area. Marble effect fireplace with electric inset fire. Doors to kitchen and hall. French doors open out onto the south facing rear garden patio. Oak laminate flooring.

KITCHEN

Fully fitted with oak finish wall and base units and granite effect worktops. Integrated electric hob and oven with concealed filter above. Inset sink with drainer and mixer tap. Slot in automatic washing machine. Tiled floor. Recessed downlights. Large patio doors open out onto the south facing rear patio.

UPPER FLOOR

HALL

Hatch to attic suitable for storage.

DOUBLE BEDROOM

Fully fitted with bedroom wardrobes and furniture. Cupboard housing combi gas boiler. Pine laminate flooring. Two windows overlook the front garden.

DOUBLE BEDROOM

Triple wardrobe with mirror sliding doors. Oak laminate flooring. Window overlooks right rear garden.

SHOWER ROOM

Full wall and floor tiling. Built in vanity units with integrated toilet and wash hand basin. Glazed shower compartment with thermostad shower. Recessed ceiling downlights. Opaque window.

GARDENS

The tiered front garden is laid out with paved steps, plants, bushes and ornamental shrubs. Lower graveled garden. Paved side path to south facing rear garden being enclosed with the lower area laid out in lawn and storage shed. Two raised south facing patio areas with access into the house. Outside water tap.

EXTRAS

Automatic washing machine. Some furniture may also be included if required.

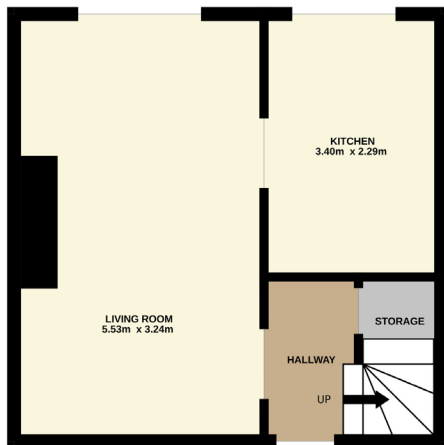
LOCATION

Off Liff Road.

EPC – D

HOME REPORT VALUATION - £105,000





These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.



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