



**MICHAEL A. BROWN**

— *Solicitors & Estate Agents* —



## 50 Holding, Emmock Road, Dundee, DD4 9RA

Offers Over **£250,000**



- Detached Bungalow
- Requires Upgrading
- Unique Setting
- Close to A90
- Huge Workshop
- Large Gardens
- Hall
- Lounge
- Kitchen
- 3 Double Bedrooms
- Bathroom
- Garage

50 Holding, Emmock Road, Dundee, DD4 9RA



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## 50 Holding, Emmock Road, Dundee, DD4 9RA

This traditional built DETACHED BUNGALOW, formerly a small holding, is situated in large grounds (1043 m2 approx) in a secluded location just off the A90 near Struans Motors. The house benefits from double glazed windows and generously sized rooms. Requires internal upgrading/modernisation. The house has a central heating system but it is not currently used and the combi gas boiler requires replacement. Prominent features of the property are the large and easily maintained gardens and the exceptionally large brick built workshop which is suitable for a number of purposes, all offering excellent potential. The house is partly screened by high hedging and nearby trees beyond the property boundary which provides a degree of privacy. There is a tarmac access road which leads round to the front entrance of the house at the end of the cul-de-sac and to the driveway with parking for three or four cars.

### ENTRANCE HALL

Front entrance door leading into the hallway where there is access to the attic via a hatch with pull down ladder.

### LOUNGE

A comfortable spacious lounge with west facing window. Feature fireplace with electric fire. Alcove cupboard and display area.

### KITCHEN/DINETTE

Fitted with oak finish wall and base units and granite effect worktops. Inset stainless steel sink with drainer and mixer tap. Plumbed for automatic washing machine. Under worktop space for fridge. Slot in electric cooker. Decommissioned combi gas boiler. Vinyl flooring. Window with west aspect and two small windows facing north.

### SIDE PORCH

Accessed from the kitchen and leads to the side/rear garden.

### DOUBLE BEDROOM

South facing window overlooks the front garden.

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South facing window overlooks the front garden.

### DOUBLE BEDROOM

North facing window overlooks the rear garden.

### BATHROOM

Three piece suite with shower tap. Vinyl flooring. Towel radiator. Partially tiled.

### WORKSHOP

Large brick built workshop with power and light. Double entrance doors.

### GARAGE

Lean to garage with power and light.

### GARDENS

South facing front garden is laid out with lawn and shrubs. The west facing side garden is laid out with chip stones, bushes and shrubs. The east facing side garden is laid out with chip stones, bushes and shrubs. The rear garden is laid out with lawn and timber fencing.

### ADDITIONAL GARDEN

In front of the workshop is a large enclosed garden laid out with chip stones, bushes and shrubs.

### EXTRAS

Included are all floor coverings and electric cooker.

### NOTE

A Timber Specialist Report is available upon request.

### LOCATION

Exit A90 to Struans Motors. Follow single track driveway towards the property. Put the following Web address into Google search for exact location: <http://what3words.com///tune.noses.terms>

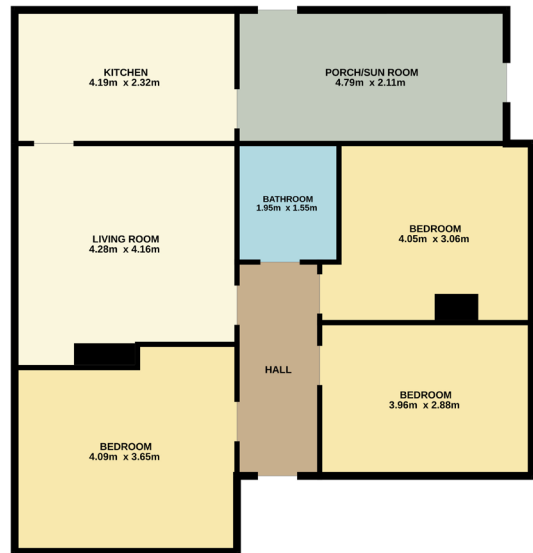
### EPC – D

### HOME REPORT VALUATION - £ 250,000



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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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