



MML Law

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01382 206000 DUNDEE CITY | ANGUS | FIFE

31 Douglas Road, Dundee, DD4 7SN

Offers Over
£130,000



***"End Terraced Villa In
Popular Residential Area"***

Accommodation: Entrance Hall, Lounge, Dining Kitchen, Two Bedrooms Shower-Room, Double Glazing, Gas Central Heating, Driveway, Garage & Gardens.



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Description

MML are delighted to bring to the market this two bedroomed end terraced villa in walk-in-condition.

The property benefits from Double Glazing and Gas Central Heating throughout.

The accommodation on the ground floor comprises Entrance hallway with stairs to upper floor and access to the bright spacious lounge offering comfortable living space. Timber and tiled fireplace with living flame gas fire. Ample space within the lounge for dining table and chairs. The kitchen, accessed from the lounge, is fitted with a range of wall and base mounted units, co-ordinating work surfaces and tiled splashback. Storage cupboard and door to the rear garden.

On the upper level, from the landing there is hatch to the attic with fold down loft ladder. Two double bedrooms and modern shower-room with two piece white suite and walk-in shower cubicle.

Early viewing is highly recommended. This property would be ideal for the first time buyer.

Outside

To the front is a lawn and chipped and slabbed parking driveway giving access to the garage. The rear site has been fully landscaped comprising slabbed paths, lawn, shrubs and a rear patio.

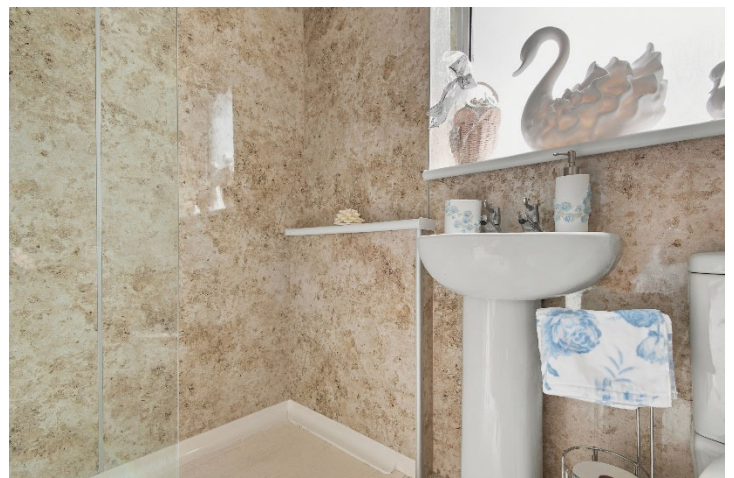
Summer house, greenhouse and shed.

Area

Douglas Road is situated to the north east of Dundee City in an established residential area. Local amenities are available close by including the Kingsway East Retail Park, local shops, supermarkets and many leisure facilities including a cinema. The mainline bus service operating in the area gives easy access to Dundee City Centre, Ninewells Hospital and beyond. The coastal town of Broughty Ferry is just a few minutes drive away.



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Viewing

By appointment through Solicitor to view telephone 01382 206000. Alternatively for evenings or weekends telephone 07856 906511 or 07580 679463.

Home Report

Contact Solicitor for a copy of the Home Report.

Accommodation

Lounge	21' x 9'8"
Kitchen	9' x 14'9"
Bedroom 1	14'3 x 10'6"
Bedroom 2	11'3" x 10'4'
Shower-Room	6'6" x 5'6"



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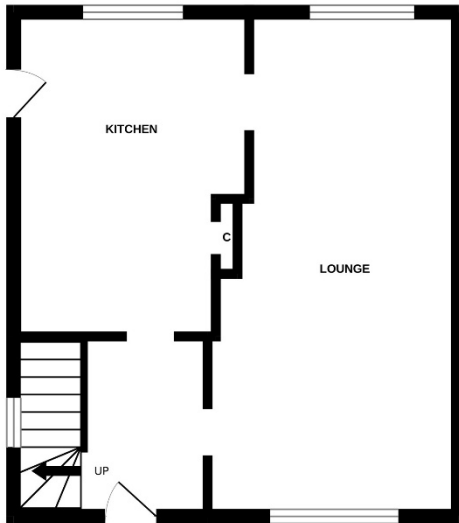


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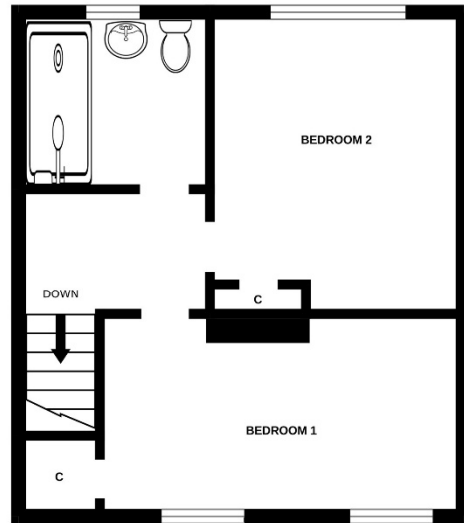
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GROUND FLOOR



1ST FLOOR



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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