MICHAEL A. BROWN
Solicitors & Estate Agents

tspc



17 Sparleton Place, Balumbie, Dundee, DD4 0UJ

Offers Over **£235,000**



- Semi Detached Villa
- Large Extensions
- Move in Condition
- Driveway; Garage
- Enclosed Rear Garden
- Combi GCH; UPVC DG
- Vestibule; Toilet
- Lounge
- Kitchen Diner
- Lounge Diningroom
- 3 Double Bedrooms
- Bathroom with Shower

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This modern, family size SEMI DETACHED VILLA has been creatively extended to include an enlarged bedroom and also an exceptionally spacious side extension providing a large family room and diningroom situated off the kitchen. This nicely decorated house has been modernised and upgraded and is in move in condition. The property is situated at the head of a quiet cul-de-sac off Peebles Drive and enjoys a south aspect. The house benefits from combi gas central heating and UPVC double glazed windows and doors. There is a long monoblock driveway with parking for 3 cars and a detached and harled garage with power, light and water. The open plan front garden is laid out with lawn and flowerbeds and the easily maintained rear garden is enclosed by timber fencing and laid out with lawn, deck area and large timber garden shed with power and light.

GROUND FLOOR

ENTRANCE HALL
Side window. Quick step flooring.

TOILET
White vanity unit with wash hand basin and separate toilet. Opaque window. Quick step flooring.

LOUNGE
A comfortable lounge with south facing window which overlooks the front garden. Cabled for wall mounted TV.

KITCHEN/DINER
Fully fitted with wood effect wall and base units and granite effect worktops. Integrated electric hob, oven and stainless steel filter chimney. Inset stainless steel sink with drainer and mixer tap. Automatic washing machine. Large american style fridge freezer. Window overlooks rear garden. Dining area for table and chairs. Understairs storage cupboard with wall mounted gas boiler.

LOUNGE/DININGROOM
A very spacious L shaped room overlooking the rear and side gardens. Distinct dining area with ample room for table and chairs. Adjoining large family lounge. Cabled for wall mounted TV. Three windows overlook the front side and rear gardens. Double glazed french doors open out onto the side garden with a small paved area.

UPPER FLOOR

HALL
Hatch to attic with power and light. Shelved linen cupboard.

DOUBLE BEDROOM
Built in double wardrobes with mirror sliding doors. Window overlooks front garden.

DOUBLE BEDROOM
Built in double wardrobes with mirror sliding doors. Window overlooks rear garden.

DOUBLE BEDROOM
Window overlooks front garden.

BATHROOM
Full wet wall. White vanity unit with inset wash hand basin. With triton electric shower and glazed shower screen. Parador style ceiling with recessed downlights. Opaque window. Extractor fan. Chrome towel radiator.

DETACHED GARAGE
Monoblock driveway with parking for three cars leads to the traditional built detached garage. Up and over door and courtesy side door. Power and light. Water tap.

GARDENS
Easily maintained front gardens and laid out with lawn and flowerbeds. The rear garden is enclosed by timber fencing and provides a degree of privacy. Mainly laid out with lawn and timber deck area. Clothes dryer. Large timber garden shed with power and light.

EXTRAS
Included are carpets, blinds, integrated kitchen appliances, automatic washing machine and fridge freezer.

LOCATION
Off Peebles Drive at head of cul-de-sac.

EPC – C

HOME REPORT VALUATION - £ 235,000







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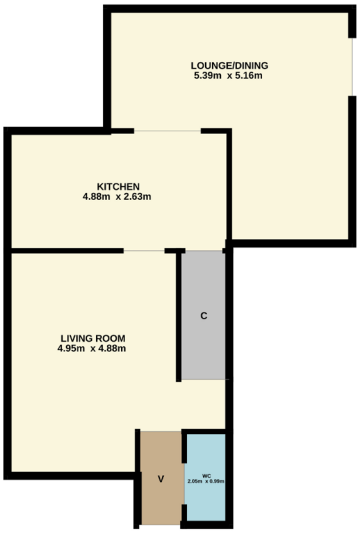

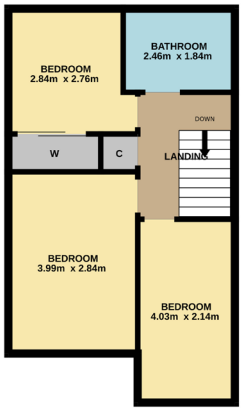

These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.

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