MML Law

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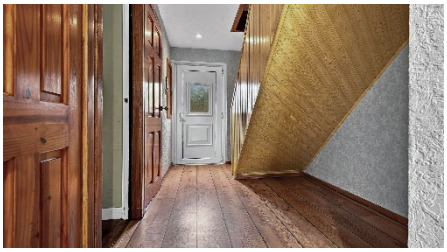
01382 206000 DUNDEE CITY | ANGUS | FIFE

7 Melfort Place, Dundee, DD3 0SD

Offers Over
£130,000









"Mid Terraced Villa In Popular Residential Area"

Accommodation: Entrance Vestibule, Hallway, Cloakroom, Lounge, Dining Kitchen, Three Bedrooms, Shower-Room, Triple Glazing, Gas Central Heating & Garden.



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Description

MML are delighted to bring to the market this three bedroomed mid terraced villa situated to the north of Dundee City Centre.

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

The accommodation on the ground floor comprises Entrance vestibule into hallway with stairs to upper floor. Various storage cupboards located within the hall and cloakroom with 2 piece white suite. The rear garden can be accessed from UPVC door located in the hall.

Bright airy lounge, offering comfortable living space. Dining kitchen fitted with a range of wall and base mounted units, extractor hood and space for washing machine and fridge freezer. The kitchen provides ample room for dining table and chairs.

On the upper level, there are further storage cupboards on the landing and access hatch to the attic. Three good sized bedrooms, one benefitting from fitted wardrobes/storage.

The shower-room is fitted with two piece white suite and walk-in shower cubicle with mains powered shower.

Outside

Open plan area to the front predominantly laid in grass with a slabbed path and steps leading to the front entrance door.

There is an enclosed rear garden incorporating a raised patio bound by brick walling and timber fencing. Two external stores.

Ample on street parking

Early viewing is highly recommended to appreciate the accommodation of offer.

This property would be ideal for the first time buyer.

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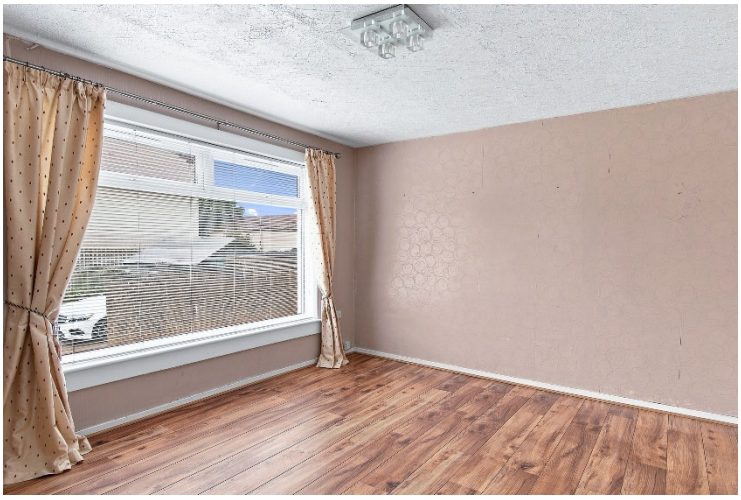





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Area

Situated to the north of the City close to schools, supermarkets, retail parks, local shops and amenities and within easy reach of the City Centre by regular public transport. The A90 and A92 dual carriageways are both easily accessible providing useful commuting links to other towns and cities.

Directions

Travelling from the City Centre north on Old Glamis Road, cross the Kingsway. At the roundabout take the third exit staying on Old Glamis Road. At the next roundabout take the second exit then turn first right into Melfort Place where you will find the property on the left hand side, seventh house down.

Viewing

By appointment through Solicitors on 01382 206000.

Home Report

Contact Solicitor for a copy of the Home Report

Included In Sale

Carpets, floor coverings, window blinds where fitted.

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Accommodation

Cloakroom	4'10" x 2'7"
Lounge	13'6" x 12'5"
Dining Kitchen	12'11" x 12'
Bedroom 1	13' 2" x 10'2"
Bedroom 2	11'2" x 11'9"
Bedroom 3	9'9" x 7'7"
Shower-room	6'6" x 5'6"



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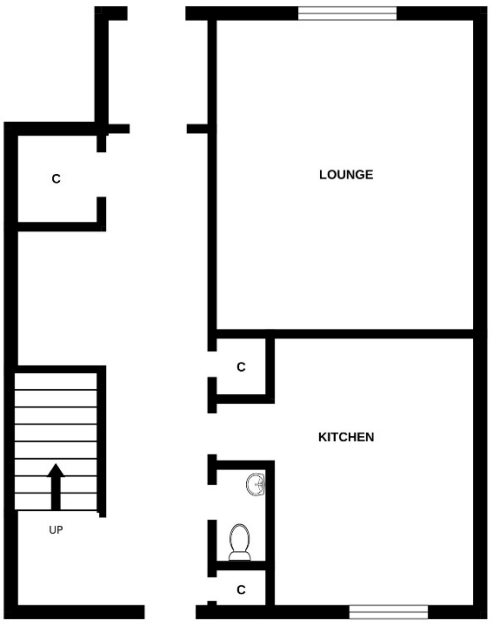
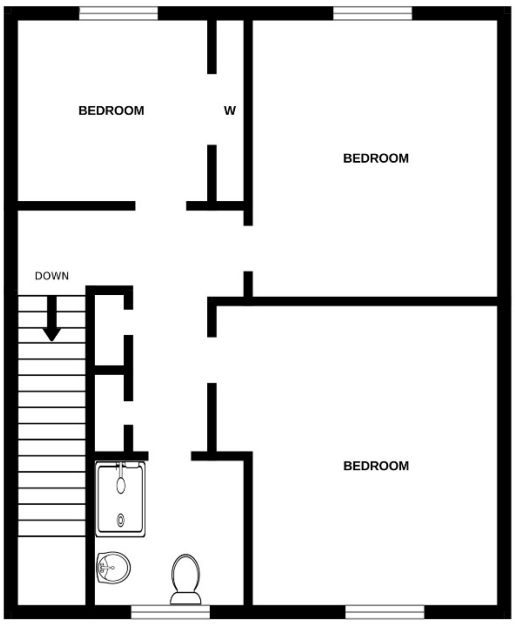
GROUND FLOOR



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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