MICHAEL A. BROWN
Solicitors & Estate Agents

tspc



33 Old Glamis Road, Dundee, DD3 8JH

Offers Over **£240,000**



- Semi Detached Villa
- Spacious Accommodation
- Requires Modernisation
- Overlooks Park Road
- Popular Area
- Garage & Driveway
- Large Rear Garden
- Vestibule;Toilet
- Lounge
- Diningroom
- Sun Lounge
- 3 Double Bedroom
- Shower Room
- Combi GCH;DG





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This traditional built and spacious SEMI DETACHED VILLA is situated in a popular area overlooking Park Road and towards Fairmuir Park. The property benefits from combi gas central heating and replacement double glazed windows and has been externally well maintained but requires full internal modernisation and upgrading. There is an easily maintained front garden and paved driveway which leads to detached garage with power and light. The large rear garden is enclosed and laid out mainly with lawns and shrubs and overlooks a Council maintained woodland area. There is easy access onto the nearby Kingsway and there are excellent bus services into the city centre and onwards to Ninewells Hospital.

GROUND FLOOR

ENTRANCE VESTIBULE
Side entrance door. Quarry tiled floor.

HALL

TOILET
White toilet with wash hand basin. Storage cupboard. Opaque window.

LOUNGE
A large bay window overlooks the front garden and towards Park Road. Wooden mantle fireplace with tiled hearth and living flame gas fire.

DINING ROOM
Suitable for use as a fourth double bedroom. Tiled fireplace. Large window overlooks the front garden. Two wall units.

KITCHEN
Fitted with light oak wall and base units and contrasting worktops. Integrated electric oven and grill. Inset stainless steel 1 ½ bowl sink with drainer and mixer tap. Dishwasher and plumbed for automatic washing machine. Vinyl flooring. Window overlooks rear garden. Door to adjoining sunlounge.

PANTRY
Useful store for food, drinks and kitchen items.

SUNLOUNGE
Situated off the kitchen and overlooking the rear garden. Secondary double glazing. Door to rear garden.

UPPER FLOOR
Hatch to attic with extending ladder and suitable for storage.

DOUBLE BEDROOM
A spacious double bedroom with bay window overlooking the front garden. Wardrobe cupboard.

DOUBLE BEDROOM
An additional spacious double bedroom overlooking the front garden. Two double wardrobes.

DOUBLE BEDROOM
Window overlooks rear garden.

BATHROOM
Coloured toilet and wash hand basin. Shower compartment with thermostat shower. Opaque window.

GARAGE
A paved driveway leads to the large garage with up and over door, power and light and courtesy side door.

GARDENS
The front garden is enclosed with low walls and hedging. Laid out with lawn, shrubs and flowerbeds. The large rear garden is enclosed by walls and hedging. Two large lawns. Shrubs and bushes. Timber garden shed. Beyond is a Council maintained grass woodland area.

EXTRAS
Included is the dishwasher.

LOCATION
At junction with Park Road.

EPC – D

HOME REPORT VALUATION - £ 240,000







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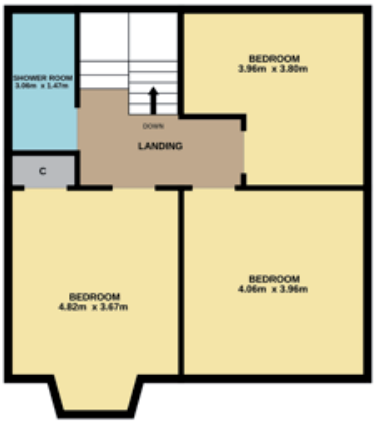

These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.

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