MICHAEL A. BROWN

Solicitors & Estate Agents

tspc



23 Nesbitt Street, Dundee DD4 7HN

Offers Over **£275,000**



- Detached Bungalow
- Spacious Accommodation
- Sought After Area
- Part River Views
- Open Rear Aspect
- Garage and Driveway
- South Rear Garden
- Vestibule;Hall
- Lounge Dining
- Kitchen
- 3 Double Bedrooms
- Bathroom;Shower Room
- Combi GCH;DG

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This very spacious and traditionally built DETACHED BUNGALOW enjoys a south facing outlook over the landscaped rear garden, Dundee High School playing fields and the River Tay beyond. Situated in a quiet and sought after area of various types of bungalows just off Dalkeith Road. The property was built with upper floor accommodation comprising of a spacious double bedroom and bathroom and affords open views towards the River Tay. The house benefits from modern combi gas boiler heating and double glazed windows but would benefit from further internal modernisation. The driveway leads to the adjoining garage with power and light and courtesy rear door. The sizeable and enclosed gardens are attractively laid out for ease of maintenance. There is easy access onto Arbroath Road with excellent bus services.

GROUND FLOOR

VESTIBULE
Tiled floor with glazed door leading into the hall.

HALL
Affording access to all ground floor accommodation. Laminate flooring.

LOUNGE DINING
A spacious L shaped lounge with separate dining area. Two windows afford wonderful views over the south facing rear garden and the playing fields beyond. Tiled fireplace.

KITCHEN
Fitted with white finish wall and base units and granite effect worktops. Integrated gas hob, oven and grill. Upright fridge freezer. Inset stainless steel sink with drainer and mixer tap. Automatic washing machine. Laminate tile effect flooring. Window overlooks front garden. Rear door to adjacent porch. Storage cupboard housing Worcester combi boiler.

PORCH
Front garden entrance door. Access door to rear kitchen. A well lit room suitable for use as a utility room or small sunlounge area.

BEDROOM 3/DININGROOM
A spacious room presently used as a diningroom but can form a third double bedroom. Bay window overlooks the front garden.

DOUBLE BEDROOM
Spacious double bedroom. Window overlooks the front garden.

SHOWER ROOM
Fully wall tiled. White toilet wash hand basin and Bidet. Shower compartment with thermostat shower. Two opaque windows.

UPPER FLOOR
Balustrade stair with window leads to the upper floor.

HALLWAY
Affording access to the bedroom, bathroom and large storage cupboard area.

DOUBLE BEDROOM
A spacious room with large dormer window overlooking the south facing rear garden and with views of the River Tay beyond. Tiled fireplace.

BATHROOM
Fully wall tiled. White three piece suite. Door to floored cupboard eve's area. Velux window.

GARAGE
Single garage with up and over door and courtesy rear access door. Power and light.

GARDENS
The front garden is enclosed by low walls and railings. Driveway leads to the garage. Additional front gate access to the front garden. Mainly laid out with stone chips, shrubs and bushes. Outside water tap. The south facing rear garden is enclosed by stone walls with open views beyond. laid out with large long and rockery features, plants, shrubs and bushes.

NOTE
Timber Specialist Report available.

LOCATION
Off Arbroath Road between Dalkeith Road and Old Craigie Road.

EPC – E

HOME REPORT VALUATION - £275,000







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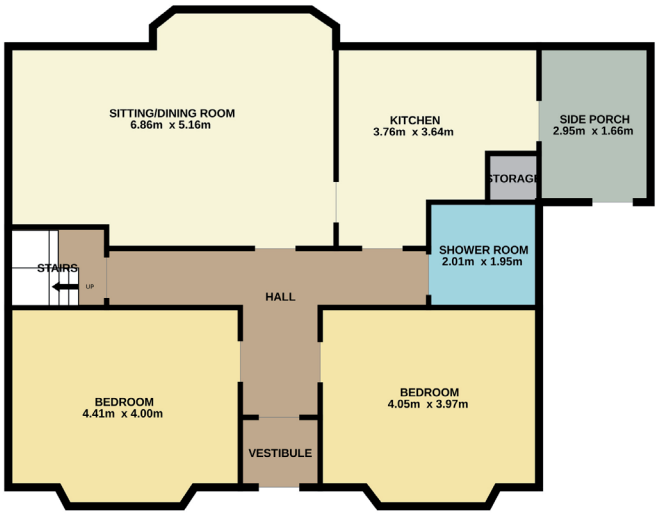

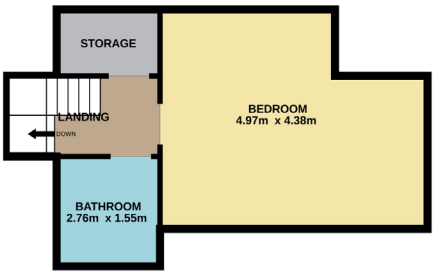

These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.

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