

69 BROWNHILL ROAD, DUNDEE, DD2 4LF
OFFERS OVER £125,000





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HOME REPORT VALUATION	**£125,000**
EPC RATING	**E**

This well-proportioned three bed semi-detached villa enjoys a convenient location just off the Kingsway, offering excellent commuter links throughout Dundee and beyond, together with easy access to Ninewells Hospital, grocery stores and Primary School. Set within easily maintained garden grounds to the front, side and rear, the property presents an excellent opportunity for a variety of purchasers including first-time buyers, families and investors.

The accommodation opens into a welcoming entrance hallway featuring laminate flooring and a carpeted staircase leading to the upper floor. A useful cupboard beneath the stairs provides excellent storage space. The bright lounge and dining room extends the full length of the property, creating a spacious open-plan living and entertaining area. A large window to the front allows natural light to flood the lounge, whilst a further window overlooks the rear garden from the dining area. Laminate flooring runs throughout and a feature brick fireplace with electric fire insert creates an attractive focal point.

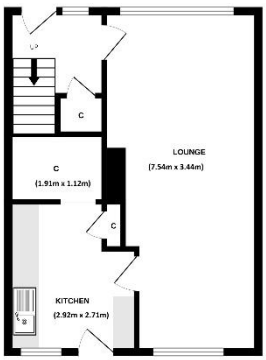
The kitchen is well proportioned and fitted with a range of wall and base units together with an integrated hob and oven. There is ample space for white goods, laminate flooring and tiled splashbacks, whilst a window and glazed door provide views of and access to the rear garden. An additional under-stair cupboard offers excellent utility and storage space.

The upper landing is carpeted and benefits from a storage cupboard together with a hatch providing access to the roof space. There are two double bedrooms and a third bedroom, all finished with carpet flooring. The third bedroom further benefits from a useful storage cupboard located over the stairwell. The bathroom is fitted with a three-piece suite incorporating a bath with electric shower over, with tiled walls providing a practical finish.

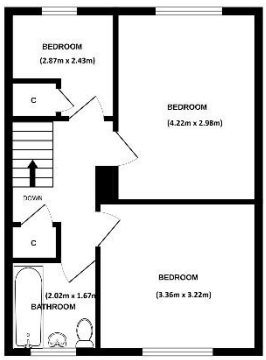
Externally, the front garden is screened by a mature hedge and finished in stone chips for ease of maintenance. A paved pathway leads around the property to the side where there is a small area of lawn together with a timber garden shed. The rear garden enjoys a pleasant patio area immediately outside the kitchen door, leading onto a lawn bordered by mature shrubs and planting, creating an enjoyable outdoor space for relaxing and entertaining.

Offering spacious accommodation both inside and out, this is a fantastic home suited to a wide range of buyers and early viewing is highly recommended.

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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