ROSS STRACHAN & CO
Solicitors & Estate Agents



Dundee, DD4 9NS

38 Findowrie Place

3 Bedroom Semi Detatched Villa









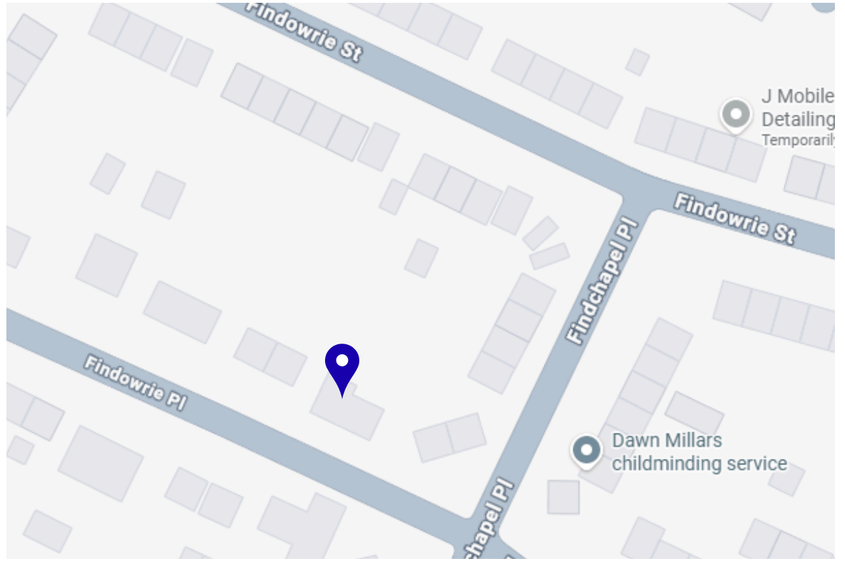
38 Findowrie Place, Dundee

3 Bedroom Semi Detatched Villa

OFFERS OVER £110,000

- Lounge
- Kitchen
- Dining Room
- 3 Double Bedrooms
- 2 Shower Rooms
- Gardens

EPC:D CTB:B











THE PROPERTY

Requiring modernisation this family villa offers lots of space inside and out for the buyer.

Extended in the late 1980's the property offers accommodation across two levels, with the spacious extension adding a dining room, with French doors to the garden, and an attractive shower room to the rear.

Entering the home through the front door and into the traditional hallway you have stairs to the first floor, a small shower room and large storage cupboard. Entering the lounge, off the hall, you have a spacious room with gas fire before walking through to the dining room/snug, with French Doors to the gardens in the extension.

A small rear hall offers a utility cupboard, large enough for electrical appliances, with the modern shower room on your right and fitted kitchen to your left.









THE PROPERTY

The upper floor offers three good sized bedrooms off the landing.

Externally the gardens are gated to the front, with a monobloc style front garden and hardstanding drive to the side of the property.

The rear gardens are quite extensive and whilst requiring planning could offer an amazing opportunity for the buyer to create something really special for themselves.

This property does require modernisation and perhaps even some remodelling but what we present you with is a spacious family home, with modern gas fired high efficiency central heating, double glazed windows throughout, most of which have been replaced within the last three to four years. There are perfectly functional shower room and kitchen, meaning that you live in whilst undergoing any modernisation.

On the other hand any investors who might be interested would likely have a healthy return on their investment due to the popularity of homes in the Fintry area of Dundee and attractive purchase price.

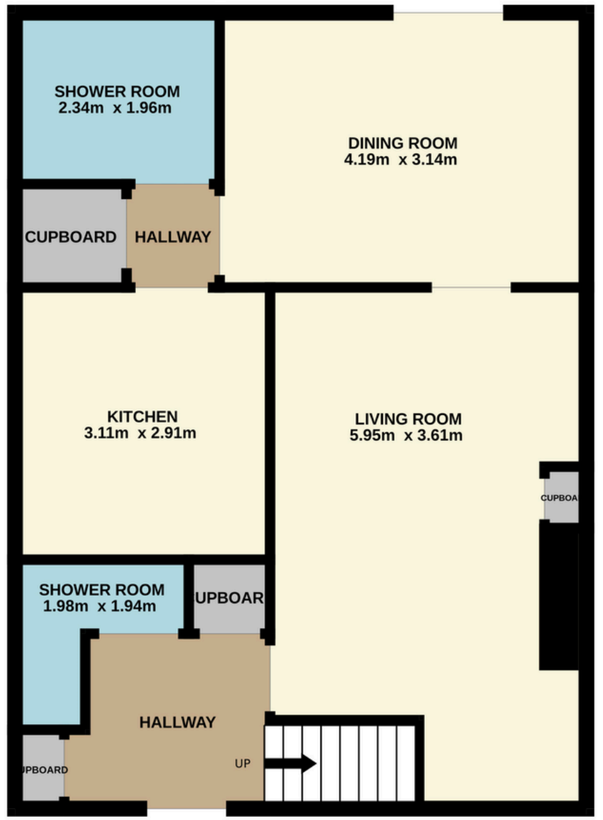


ACCOMMODATION

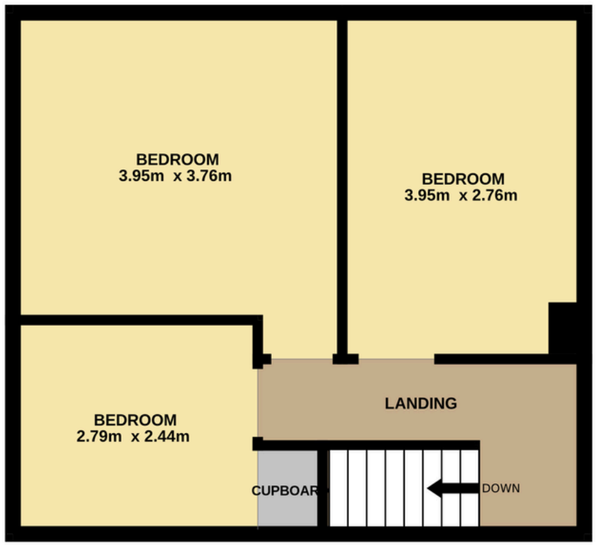
- Traditional Hall
- Lounge – 19'3" x 11'8" (at widest) – with feature fire
- Dining – 12'9" x 10'3" – French Doors to gardens
- Rear Shower – 7'6" x 6'2" – mains pressure mixer shower
- Rear Hall – with utility cupboard
- Kitchen – 10'00" x 9'3" – modern fitted kitchen with 8 burner range cooker*
- Front Shower – 5'11" x 5'8" (at widest) Landing
- Bedroom – 12'3" x 11'4"
- Bedroom – 13'1" x 8'8"
- Bedroom – 9'3" x 7'9"

FLOORPLAN

GROUND FLOOR
58.5 sq.m. approx.



1ST FLOOR
38.6 sq.m. approx.



TOTAL FLOOR AREA : 97.1 sq.m. approx.

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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HOME REPORT

The Home Report is available through the TSPC website

VIEWING REQUESTS

Contact details below to arrange a viewing:

Tel : 01382 201010

Email : propertyreception@ross-strachan.co.uk