ROBERTSON SMITH

Solicitors and Notaries

86 HARRISON AVENUE, DUNDEE, DD2 3SU

DETACHED BUNGALOW



OFFERS OVER £90,000.00

Located in a popular residential area to the northwest of the City Centre, this spacious detached bungalow is situated within easy reach of local shops, schools and public transport.

The accommodation benefits from full double glazing with a modern upgraded electric heating system. In addition, the property has been fully insulated and benefits from photovoltaic solar panels. The accommodation comprises Entrance Hallway, Lounge with Kitchen off, two Bedrooms and Bathroom although the layout of the accommodation could be adapted to suit different requirements. The internal accommodation is basically a blank canvas and is ready for decoration. The garden is a little overgrown but once tidied up would make an ideal setting for a young couple with family.

Early viewing of the property is highly recommended.

Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB

Telephone: 01382 226602 Fax: 01382 322884

ACCOMMODATION

Entrance: The property is accessed by way of a UPVC composite door which leads into the spacious Inner Hallway. The area has been laid with laminate flooring and provides direct access to the Lounge, both Bedrooms and the Family Bathroom.

Lounge: (4.31m x 3.15m approx.)
Located to the front of the property, this bright spacious room features a fireplace with wooden mantle, marble hearth and inset electric fire. Door to Kitchen. Laminate flooring. Storage heater. Corner shelved bookcase/cupboard.





Bedroom 1: (3.22m x 2.7m approx.)
This generously proportioned bedroom is located to the front of the property. Laminate flooring. Corner cupboard/wardrobe. Electric heater.





Bedroom 2: (4.25m x 3.25m approx.)
Located to the rear of the building, this room features a double glazed door leading to the back garden. Laminate flooring. Electric heater.





Kitchen: (3.33m x 2.17m approx.)
This room is accessed from the Lounge and has been fitted with modern floor mounted units. Stainless steel sink unit with drainer. Plumbed for washing machine and dishwasher. Slot-in electric cooker. Immersion heater switch. Door to back garden. Laminate floor tiles.





Bathroom: (2.95m x 1.62m approx.)
Located to the rear of this property, this room features a white three piece suite comprising WC, wash hand basin and bath. Electric shower over bath. Tiled floor. Storage cupboard.



Externally: The property is set in mature gardens which have become a little overgrown. The rear garden forms a natural suntrap.

Home Report: To access the Home Report for this property go to https://app.onesurvey.org/Instructions/ApproveDocuments?q=O%2fFxFCeqPymQHlqYfvRm1Q%3d%3d

Alternatively, contact Robertson Smith, Solicitors, Unit L, Charles Bowman Avenue, Dundee, DD4 9UB (Telephone 01382 226602).

Viewing: Strictly by appointment with Robertson Smith, Solicitors, Unit L, Charles Bowman Avenue, Dundee, DD4 9UB (Telephone 01382 226602), with whom all notes of interest and offers should be lodged.

Disclaimer:

Note, all measurement have been taken by a sonic tape measure and therefore may be subject to a small margin of error. While we believe the above details to be correct, no warranty is given and any potential purchaser should satisfy themselves as to the accuracy

of the measurements. While these particulars are believed to be correct and are given in good faith, they are not warranted and any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or any part thereof and all measurements are approximate.