

18 MCLEAN STREET, DUNDEE, DD3 9QJ
OFFERS OVER £130,000





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HOME REPORT VALUATION	**£135,000**
EPC RATING	**D**

Fantastic opportunity to purchase this spacious mid-terraced villa located in a quiet street in the popular St. Marys residential area of Dundee. Many amenities, including shops and schools, are close by with commuting routes providing easy access to all other parts of Dundee, including the City Centre.

The property is in superb decorative order throughout having been recently decorated to a high standard. The benefits include full double-glazing, electric heating, off-street parking, and a secluded south-facing rear garden.

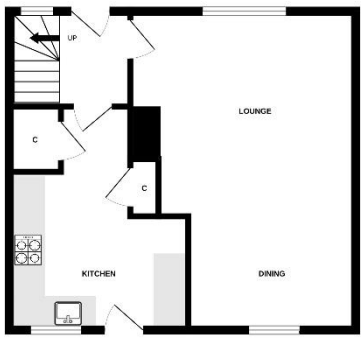
The accommodation is entered by an attractive UPVC door with glass insert, and window to the side. The open **entrance hallway** provides carpeted staircase to the upper level. Large under stair storage cupboard. The superbly decorated **large lounge** stretches the length of the house with windows overlooking the front and rear of the property. The lounge benefits from tiled wooden effect flooring. The **kitchen** is fully fitted with modern wall and base units and includes an integrated electric oven, hob, and extractor hood as well as free-standing washing machine and tumble dryer. Ample worktop space. Stainless steel sink and drainer. Storage cupboard. Door to the rear garden.

The carpeted staircase leads to the **upper level** where there is a hatch to the attic which is suitable for storage. Large front facing **double bedroom** with fitted wardrobes with triple sliding mirrored doors, and an additional shelved cupboard. The **second double bedroom** overlooks the rear of the property and again benefits from a shelved cupboard. The luxury **shower room** benefits from a large corner shower cubicle with Triton T80 electric shower, WC and wash-hand basin set in a vanity unit, Full wet wall and Large mirror.

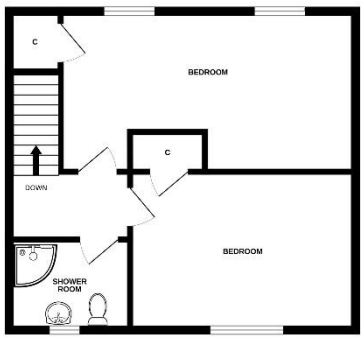
To the front of the property there is a low maintenance garden/driveway laid in stones. The enclosed south-facing rear garden benefits from a decking area adjacent to the house, lawn, and shed.

This particular property is in superb condition throughout and early viewing is recommended.

GROUND FLOOR



FIRST 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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