J. Myles & Co
Solicitors
7-9 South Tay Street
Dundee
DD1 1NU

(DX:DD125)



Hillhaven, 42 Elliot Road, Dundee, DD2 1TB

Offers Over £260,000

Accommodation:- Hall, Sitting Room, Kitchen, Sunroom/Dining Area, Lounge/Further Double Bedroom, 2 Double Bedrooms, 1 Single Bedroom, Bathroom, Gardens, Garage and Driveway.

Situated in a quiet residential area in the west end of Dundee, this detached bungalow provides well-appointed accommodation all on one level.

The property which is in good decorative order benefits from gas central heating, double glazing, ample storage space, garage and large driveway for off-street parking. The coal effect electic fire with mantel/stone slab in the sitting room, integral electric hob and oven, together with all curtains, blinds, carpets and fitted floorcoverings are included in the price.

The property is sited conveniently close to Ninewells Hospital, Dundee University and Perth Road with specialist shops, bars and restaurants. It is also ideally placed for the main arterial routes leading into Dundee City Centre and towards Perth and Aberdeen.

Viewing is highly recommended to fully appreciate the level of accommodation on offer.

Hall

Double glazed front door leading into vestibule area and on to hallway with storage cupboards, hatch with Ramsay ladder to floored attic, radiator, light fitting, carpeted.

Sitting Room (20'8 x 16'4)

Spacious sitting room with patio doors leading out to garden, fire surround with coal effect electric fire, light fitting, radiators, carpeted.

Kitchen (11'8 x 11'1)

Partially tiled fully fitted kitchen with ample wall and base units and contrasting work top surfaces, one and a half sink and drainer, integrated electric hob and oven, radiator, vinyl flooring, open outlook to dining area and garden beyond.

Sunroom/Dining Area (9'1 x 8'8)

Ample space for dining table and chairs and/or family seating area, tiled floor, light fitting, radiator patio doors out to rear garden.

Lounge/Further Double Bedroom (18'5 x 12'9)

Bespoke Lounge or an additional double bedroom, large window out to front garden, stone fireplace, radiator, light fitting, beamed ceiling, carpeted.

Bedroom 1 (14'1 x 11'5)

Generously proportioned master bedroom with window overlooking garden, triple wardrobe with other matching furniture, light fitting, radiator, carpeted.

Bedroom 2 (12'1 x 11'4)

Double bedroom, with window overlooking front garden, radiator, light fitting, carpeted.

Bedroom 3 (10'4 x 9'5)

Single bedroom with window overlooking side of property, radiator, fitted wardrobe and cupboard, light fitting, carpeted.

Bathroom (8'2 x 6'8)

Fully tiled bathroom with three-piece white suite consisting of wash hand basin in vanity unit, shower cubicle with mains shower, window, extractor, radiator and tiled flooring.

Outside

To the Front: - Driveway with ample off-street parking, garage with electric door, power and light, well stocked front garden with shrubs and lawn, buddy seat and access to side gate.

To the Rear: - Large garden with lawn, shrubs and plants, patio area, side door to garage, shed and drying area.

All measurements are approximate

Whilst these particulars are believed to be correct and are given in good faith, they are not warranted and any prospective purchasers must satisfy themselves as to the accuracy thereof. These particulars do not constitute part of an offer or contract of sale. All dimensions are approximate only. Prospective purchasers should note that their interest in the property must be communicated to and noted by the selling agents to ensure that they are informed of any closing date for offers. The sellers retain the right to sell or withdraw the property at any time.

Viewing

By appointment. Contact: - J. Myles & Co, Solicitors, 7-9 South Tay Street, Dundee, DD1 1NU, Tel – (01382) 204625, Fax – (01382) 227972

EPC Rating - D

Home Report available at – https://homereports.survpoint.co.uk/3b4mi6ybe6





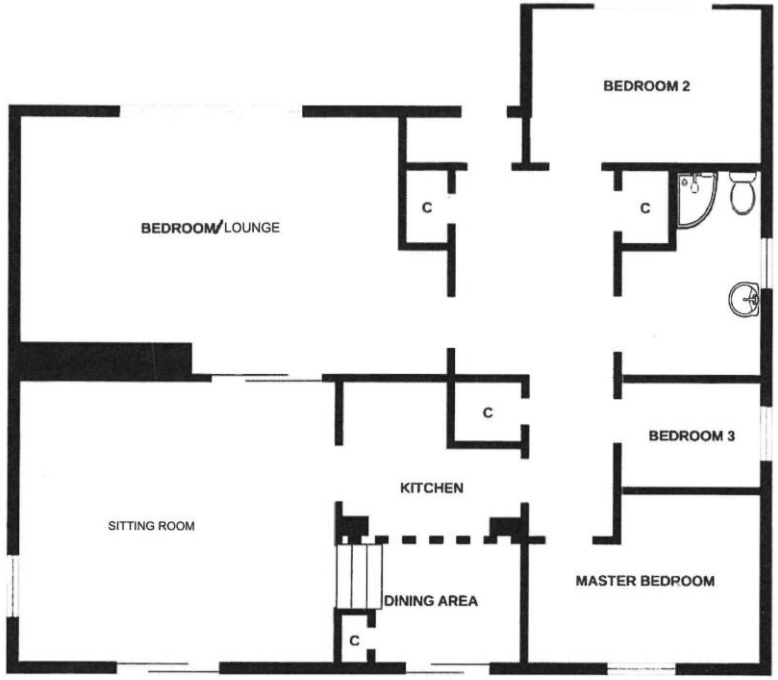











BEDROOM 2
BEDROOM/LOUNGE
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C
BEDROOM 3
KITCHEN
SITTING ROOM
MASTER BEDROOM
DINING AREA
C

