



14 LOCHLEE TERRACE, DUNDEE, DD4 7LN

SEMI DETACHED VILLA



### Key Features

- Set within a popular residential area • Presented in immaculate condition
- Enclosed front & rear gardens • Gas Central Heating and Double Glazing



OFFERS OVER  
**£150,000**

# Property Description

This impressive, bright and airy SEMI DETACHED VILLA is ideally situated within a very convenient and most desirable residential area, close to all local amenities and services and offers very easy access onto the Kingsway and into the city center. Tastefully decorated and well presented this delightful family home enjoys a large corner plot and has been thoughtfully upgraded and decorated in modern neutral tones and enjoys the benefit of gas central heating, double glazing, with all carpets, flooring, blinds and light fittings included in the sale. To the front is a generous size garden mainly laid out neatly in grass with established borders and pathway leading to the front, side and rear gardens. To the rear is an enclosed garden with a stone chipped bin area, and a seating area and lawn. There is a wooden shed, outside water tap and security lighting.

## ACCOMMODATION:

Lounge, Kitchen, 3 Bedroom & Shower Room

## HALLWAY:

A welcoming hallway with staircase leading to the upper floor with an under stair storage cupboard housing the gas central heating boiler and security alarm system, a radiator. Wood effect laminate flooring flows from the hallway into the lounge.

## LOUNGE:

Approx. 12'3 x 14'8. Entry is via a glass panel door into a very well presented spacious lounge with front facing window, a feature marble fireplace and hearth incorporating an electric fire, TV and telephone points and radiator.

## KITCHEN:

Approx. 12'3 x 8'. Rear facing kitchen fitted to base and wall units with under unit lighting and wood effect coordinating work surfaces incorporating a stainless steel sink with shower mixer tap. There is an electric oven, gas hob with extractor hood above, combination microwave oven, integrated bin, plumbed space for an automatic washing machine, and space for a fridge/freezer. The dining area has wall mounted units with integrated lighting, tiled effect laminate flooring and a radiator. Door leading out into the rear garden.

## SHOWER ROOM:

Approx. 5'6 x 8'2. A rear facing shower room comprising of a two piece white suite with a separate double shower cubicle housing a Mira shower. There is modern wet wall to the wash hand basin and shower enclosure, there are bathroom fitment, a heated towel rail and Parador ceiling with spotlights and Click tiled effect flooring.



**UPPER HALLWAY:**

Access into a partly floored loft with light.

**BEDROOM 1:**

Approx. 15'4 x 11'7. A front facing double bedroom with a double shelved and hanging wardrobe, TV point and a radiator.

**EN-SUITE:**

Approx. 2'9 x 4'3. With a two Piece white suite with bathroom fittings, Expelair, and spotlight.

**BEDROOM 2:**

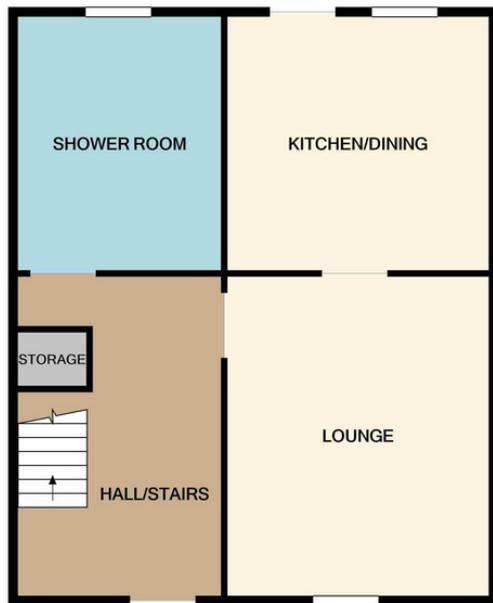
Approx. 11'5 x 11'3. A rear facing double bedroom a radiator.

**BEDROOM 3:**

Approx. 9'3 x 8'. Rear facing bedroom with a radiator.



# Property Professionals



GROUND FLOOR

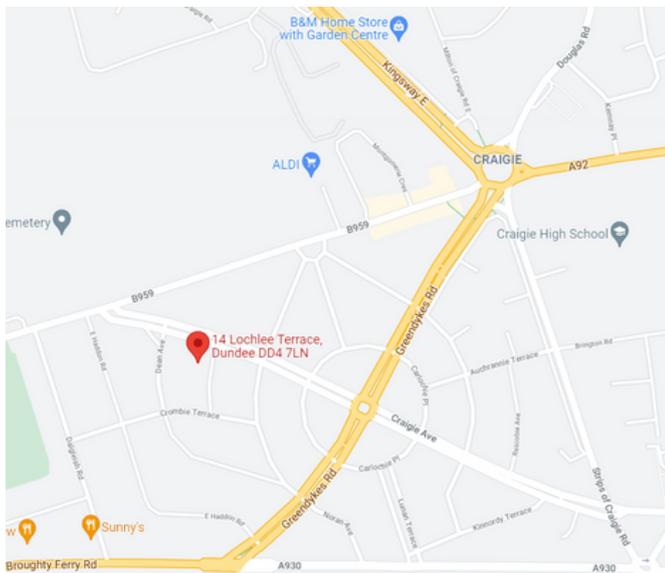


1ST FLOOR

TOTAL APPROX. FLOOR AREA 80.0 SQ.M. (861 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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