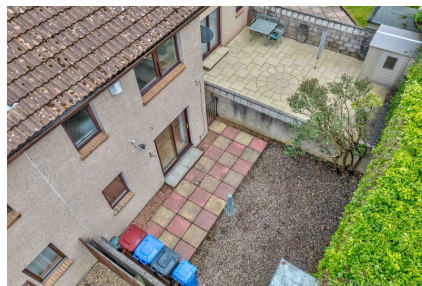


Connelly Yeoman



32 HILLBANK GARDENS, DUNDEE, DD3 7BF

SEMI DETACHED VILLA



- Set within a quiet residential area of Dundee.
- Ideal for a number of local amenities including shops, schools, leisure facilities and excellent links into Dundee City Centre and beyond.
- Gas Central Heating and Double Glazing.
- Off street parking for 2 cars.
- Enclosed rear garden with patio, outside water tap, shed, and drying area.



OFFERS OVER

£165,000

Property Description

This well appointed SEMI DETACHED VILLA is ideally situated within a quiet cul-de-sac in most popular residential area of Dundee and is conveniently located close to city centre amenities and services including shops, schools and Ninewells Hospital. The property has been well maintained and enjoys the benefit of gas central heating, double glazing and ample storage. Outside to the front are 2 parking spaces, and to the rear there is an easily maintained garden with patio area, outside water tap, a shed, stone chippings and a whirly. Viewing is essential to appreciate this property which would make an ideal first time buy or buy-to-let investment.

ACCOMMODATION:

Lounge, Kitchen, 2 Bedrooms & Shower room

ENTRANCE VESTIBULE & HALLWAY:

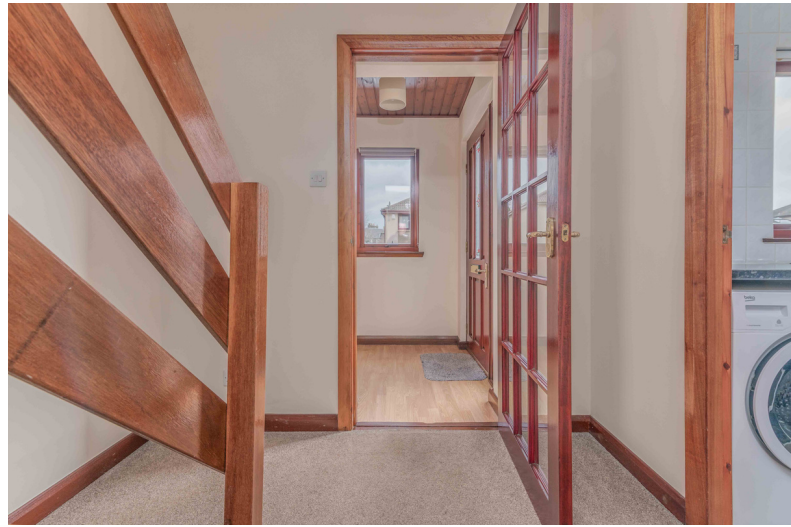
Entry to the property is via a glass panelled door into a vestibule with front facing window and a cloak cupboard which houses the electric fuse box. A 15 pane glass panelled door leads through to the hallway which has an understairs storage cupboard with lighting and the alarm system.

LOUNGE:

Approx. 16'7 x 11'6 A bright, spacious lounge which has ample room for furnishings, laminate flooring, a radiator and Patio doors lead out onto the rear garden.

KITCHEN:

Approx. 8'6 x 12'9 A good sized dining kitchen fitted to base and wall units with work surfaces incorporating a stainless steel sink with mixer tap. There is an electric oven and gas hob with extractor hood above. Integrated appliances include both fridge and freezer and plumb space for an automatic washing machine (included). There is a radiator and ample room for dining.



UPPER HALLWAY:

A shelved airing cupboard housing the gas central heating boiler, and access into the loft.

BEDROOM 1:

Approx. 13'4 x 9'9 Spacious front facing double bedroom with shelved and hanging wardrobe with sliding mirrored doors, plus a second shelved and hanging wardrobe and radiator.

BEDROOM 2:

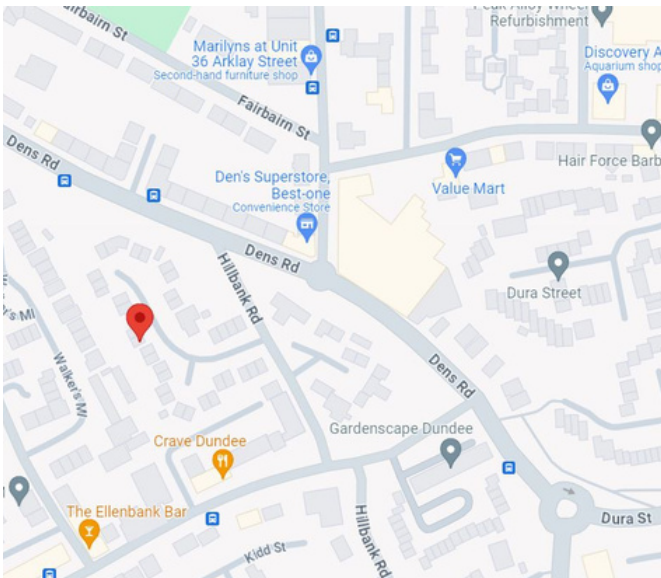
Approx. 9'7 x 11.7. A good sized second bedroom overlooking the rear garden with ample room for furnishings, and a radiator.

SHOWER ROOM:

Approx. 6'7 X 6'6. Rear facing shower room with wash hand basin, WC and shower cubicle housing a shower. Finished with modern wetwall, Parador ceiling with an expelair, heated towel rail and bathroom fitments.



Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

**Connelly
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