



**MML Law**

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**01382 206000 DUNDEE CITY | ANGUS | FIFE**

3 Myrtlehall Gardens, Dundee, DD4 0TP

Offers Over  
£175,000



***"Semi-Detached Bungalow In  
Walk-In Condition"***

Accommodation: Entrance Vestibule, Lounge, Kitchen, 2 Bedrooms, Shower-Room, 2 Double Bedrooms, Shower Room, Off Street Parking, Garage with WC, Timber Summerhouse and Shed, Double Glazing & Gas Central Heating.



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### Description

MML are delighted to bring to the market this semi-detached bungalow set in a quiet residential area.

The accommodation comprises, entrance vestibule leading into spacious lounge offering comfortable living space with ample room for dining table and chairs. Connecting doors to inner hall and kitchen. The kitchen is fitted with a range of wall and base mounted units and integrated appliances include hob and oven. Fridge freezer and dishwasher, external door to rear garden. There are two double bedrooms with one benefitting from fitted wardrobes. The shower-room comprises two piece suite and walk-in shower cubicle with electric shower/mains shower. Ample storage through.

Double Glazing and gas central heating throughout.

Included in the sale price are all floor coverings and blinds where fitted.

**To be purchased by separate negotiation:- All of the furniture in the property.**

This property would be ideal for anyone looking to downsize and early viewing is recommended

### Outside

The property has an off street car parking driveway to the front laid in tarmac to easily accommodate 2 cars leading to single garage facility which has power and light. The garage also has a fitted cloakroom facility. There is also a washing machine within the garage. Mono block path raised to lead to the front entrance door. The rear garden is enclosed and laid in patio slabs and chips with a section of grass. There is also a Summer House in the garden.

### Area

This property is situated in a sought after area, to the north-east of Dundee City. Local amenities including shops and mainline bus service are close to hand. Easy commuting access to all parts of the City and Dundee City Centre is only a short drive away. Schools at both Primary and Secondary levels are at hand with Craigiebarns at primary level and Greenfield Academy and St Pauls Academy at secondary level.





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## How To Get There

Heading east on Arbroath Road, take left turning at Claypotts Road into Baldovie Road continuing into Drumgeith Road and then turn right into Peebles Drive. Turn left into Myrtlehall Gardens and the property is thereafter situated on the left.

## Viewing

By appointment through Solicitors on 01382 206000. Alternatively for evening and weekend telephone 07544 500076.

## Home Report

For a copy of the Home Report contact the This property would be ideal for anyone looking to downsize and early viewing is recommended



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## Accommodation

Lounge	10'7" x 19'9"
Kitchen	9'9" x 10'7"
Bedroom 1	10'11" x 10'9"
Bedroom 2	10'11" x 8'3"
Shower-Room	





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## GROUND 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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