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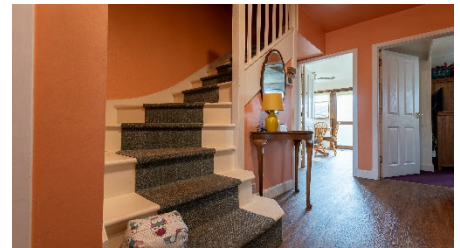
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property@mmlaw.co.uk

01382 206000 DUNDEE CITY | ANGUS | FIFE

40 Sherbrook Crescent, Dundee, DD3 8LX

Offers Over
£240,000



"Detached Chalet Cottage"

Accommodation: Entrance Vestibule, Hall, Lounge, Dining Kitchen, 4 Bedrooms, Shower-Room, Double Glazing, Gas Central Heating, Driveway, Garage, Gardens.



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Description

MML are delighted to bring the market, this detached chalet bungalow situated to the north side of Dundee City, in a highly sought after location.

This property will provide comfortable adaptable accommodation to anyone wishing to step up the property ladder. Some upgrading required.

The accommodation consists of vestibule opening onto the hallway. Hallway with under stair storage cupboard and staircase to upper floor.

The lounge is of a good size with fireplace with living flame gas fire. The dining kitchen is fitted with a range of wall and base mounted units, electric oven and hob. Space for fridge/freezer, washing machine and dishwasher. Ample space for dining table and chairs. Door to rear garden. The shower-room is fitted with two piece suite and corner shower cubicle. The shower is also big enough to fit a bath if required.

There are 4 double bedrooms, two of which are situated at the ground floor level.

Practical attributes include double glazed windows and gas central heating.

Early viewing is highly recommended to appreciate the accommodation on offer.

Outside

To the front, the site is laid in bark and shrubs for easy maintenance and there is a monoblock driveway giving access to the garage. The rear site is laid in slabs, chips and a small lawn.

Area

Sherbrook Crescent lies to the north of the Kingsway. A nearby bus route provides an excellent transport link to various parts of the city including Ninewells Hospital. Schooling at primary and secondary levels can be found in close proximity with Kingsway Retail Park a short drive away where a Tesco Superstore and major retailers are located.



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Viewing

By appointment through Solicitor, to view telephone 01382 206000.

Home Report

Contact the Solicitor for a copy of the Home Report.

Included In Sale

All carpets and floor coverings, window blinds where fitted.

Accommodation

Lounge	15'5" x 11'11"
Kitchen	12'11" x 9'4"
Shower-Room	6'7" x 6'7"
Bedroom 1	15'3" x 11'5"
Bedroom 2	11'2" x 9'4"
Bedroom 3	11'5" x 8'2"
Bedroom 4	11'5" x 10'7"



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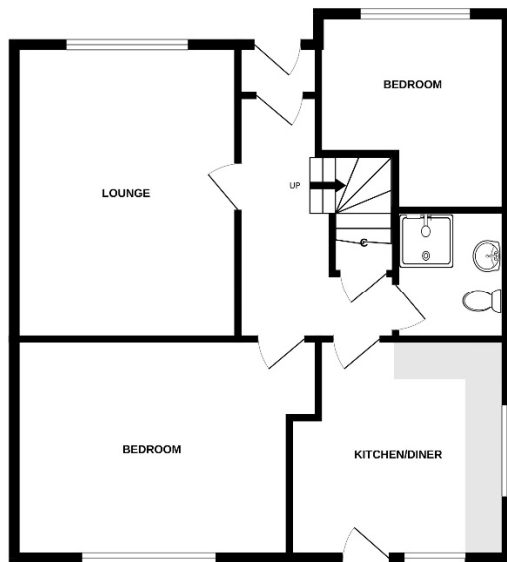
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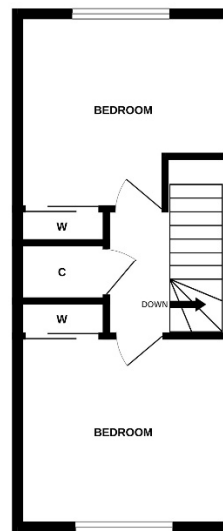
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GROUND FLOOR



1ST 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.
Made with Homplan 12/2025



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