



MML Law

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01382 206000 DUNDEE CITY | ANGUS | FIFE

20 Myrtlehall Gardens, Dundee, DD4 0TP

Offers Over
£105,000



"One Bed Villa In Walk-In Condition"

Accommodation: Entrance Vestibule, Lounge, Kitchen, Double Bedroom, Bathroom, Parking Space, Garden, Double Glazing & Electric Heating.



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Description

MML are delighted to bring to the market this semi-villa set in a quiet cul-de-sac in popular residential area.

The accommodation is spread over two levels and comprises, entrance vestibule leading into lounge offering comfortable living space, within the lounge is a spiral staircase leading to the upper level. Modern kitchen with wall and base units, electric oven and hob and washing machine. Space for fridge freezer. On the upper level there is a storage cupboard within the hall. Double bedroom with fitted wardrobe and computer desk. The bathroom is modern and fitted with three piece white suite. Electric shower over the bath and glazed shower screen.

The property benefits from double glazing and electric heating. Private parking space.

The attic space is partially floored for storage.

This property would be ideal for the first time buyer and early viewing is recommended

Outside

There is a private garden to the front laid in paving slabs and chips enclosed by modern timber fencing. Garden Shed.

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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Included In Sale

All carpets and floor coverings. Oven and Hob and Washing Machine, Garden furniture with the exception of wooden garden chair and chiminea.

Viewing

By appointment through Solicitor on 01382 206000. Alternatively for evenings and weekends telephone 07770 283485.

Home Report

Contact Solicitor for a copy of the Home Report.

Accommodation

Lounge	13'7" x 16'1"
Kitchen	6'7" x 5'5"
Bedroom	14'1" x 8'1"
Bathroom	7'9" x 6'1"



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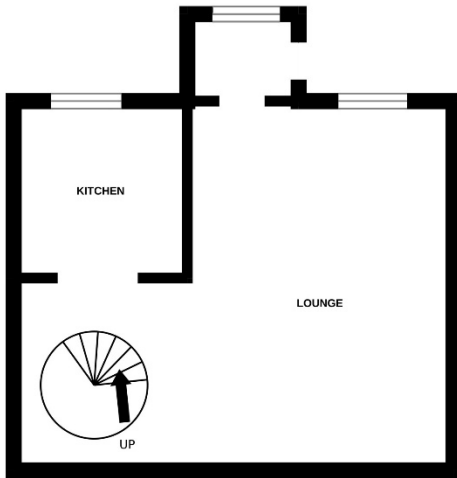


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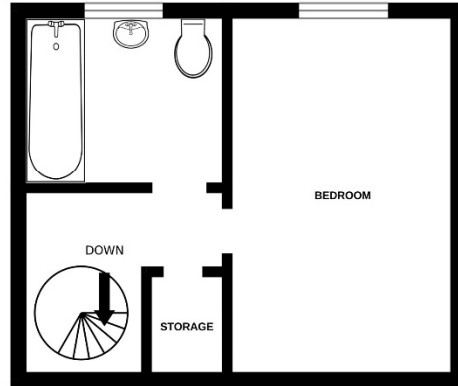
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GROUND FLOOR



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.
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