



**MML Law**

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

17 St Michaels Yard, Dundee, DD4 9AP

Offers Over  
£230,000



***“Lovely Family Home In  
Walk-In Condition”***

Accommodation: Entrance Hallway, Cloakroom with WC, Lounge, Dining Kitchen, Family Bathroom, 3 Bedrooms, Master with En-Suite Shower Room, Gas Central Heating, Double Glazing, Gardens, Garage with Electric Door & Driveway.



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## Description

We are delighted to bring to the market this beautifully presented modern Detached Villa set within a modern development of similar yet varied styled homes to the north of the City built by Persimmon Homes in 2013.

The accommodation offered to the property is in move in condition and comprises:- Hallway with WC off. Good sized lounge, modern dining kitchen with patio doors leading to the rear garden. The kitchen is fitted with modern wall and base units and integrated appliances include gas oven and hob. Ample space for dining table and chairs.

Upstairs the master bedroom has an ensuite shower room and built-in wardrobes, two further bedrooms and family bathroom. Benefits include double glazing and gas central heating.

Floor and window coverings and integrated gas hob and oven will be included in the sale. (no guarantees given).

Externally there is a small garden to the front and a drive with room for two vehicles. The rear garden is fully enclosed and laid mainly in lawn providing a safe environment for kids.

This is an impressive family home and internal viewing is highly recommended to appreciate the quality of the accommodation on offer.

## Area

Local amenities are nearby including shops and primary and secondary schools. The City Centre, Ninewells Hospital and the Kingsway bypass are only a short drive away and there is a regular bus service nearby.



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## Viewing

By appointment through Solicitors on 01382 206000. Alternatively for evenings and weekends telephone 07725 574170.

## Home Report

Contact Solicitors for a copy of the Home Report.

## Accommodation

Lounge	16'8" x 10'5"
Dining Kitchen	11'6" x 7'8"
Cloakroom	6'7" x 3'6"
Master Bedroom	11'7" x 11'7"
En Suite Shower-room	6'7" x 5'3"
Bedroom 2	8'1" x 9'2"
Bedroom 3	9'4" x 8'1"
Family Bathroom	6'8" x 6'4"



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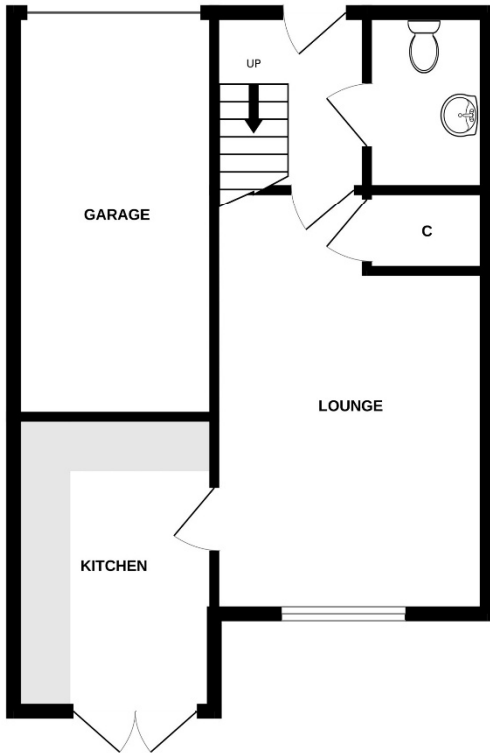


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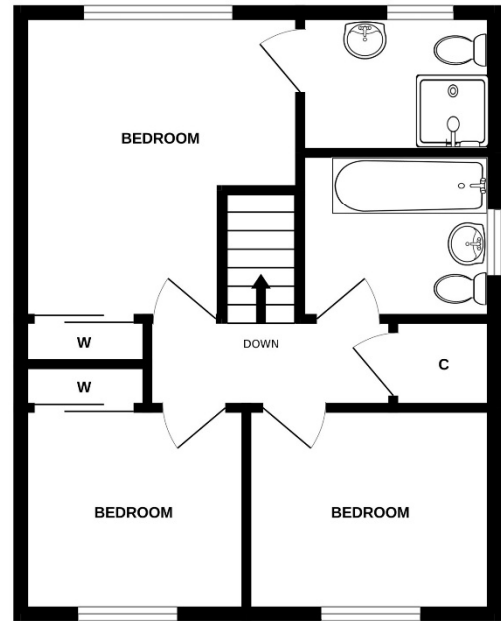
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GROUND FLOOR



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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