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2 ROSLIN GARDENS, DUNDEE, DD4 7BU

This semi detached one bedroom villa lies in a quiet cul-de-sac location in the Maryfield district of Dundee close to the Swannie Ponds and within easy driving distance of Arbroath Road and the Kingsway arterial route. The subjects are beautifully maintained by the present owner and benefit from their own driveway and their own garden with an attractive summer house and a shed. There has been a recently installed Quantum Dimplex electric storage heating system and the subjects are double glazed throughout and have new smoke alarms and security alarm system. The property is in walk-in condition with a modern kitchen and almost new bathroom.

Viewing of the property is highly recommended to appreciate the subjects on offer.

The accommodation comprises:-

VESTIBULE, SITTING ROOM, KITCHEN, BEDROOM, BATHROOM, GARDEN WITH SUMMER HOUSE

VIEWING : TELEPHONE 07484 825909

PRICE : OFFERS OVER £92,000



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ACCOMMODATION :

VESTIBULE

UPVC door with double glazed panel to the side leads to vestibule. Cupboard with shelves above. Security alarm controls. 15 pane doors leads to sitting room.

SITTING ROOM

4.19m (13'8") x 4.92m (16'1") approx. Sitting room with fitted carpet. Fireplace with electric fire. Wooden Venetian blinds. Two wall mounted storage heaters. Feature spiral staircase leading to upper level.

KITCHEN

1.82m (5'11") x 1.9m (6'2") approx. Bright white units with integrated oven and hob with extractor hood above. Fully tiled. Stainless steel sink and drainer with mixer tap. Integrated washing machine and fridge with small freezer above. Fire alarm.

From the sitting room a spiral carpeted stair with feature wrought balustrade leads to upper hall.

UPPER HALL

Carpet in upper hall. Full length large shelved cupboard which houses the hot water tank.

BEDROOM

2.46m (8') x 3.64m (11'11") approx. Full length mirror doored wardrobes with ample hanging space and shelves. Within the wardrobe there is access to the loft. Wall mounted heater. White wooden Venetian blinds.

BATHROOM

1.94m (6'4") x 2.33m (7'7") approx. White suite with D-shaped bath with mains fed shower over the bath. Fully tiled with wet wall around the bath. Shower screen. Tiled floor. Wall mounted W.C. and vanity unit housing wash hand basin.

EXTERNALLY

The property benefits from its own private driveway with low maintenance garden area to the front and the side. To the side the garden area includes a double glazed summer house with two power points and light. Separate shed.

EPC Rating D

Your attention is drawn to the terms of the Home Report which is available for the property by contacting this office.



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WHILST THE ABOVE PARTICULARS ARE BELIEVED TO BE CORRECT THEY ARE NOT GUARANTEED BY THE SELLERS OR THE AGENTS AND DO NOT FORM PART OF AN OFFER OR A CONTRACT



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