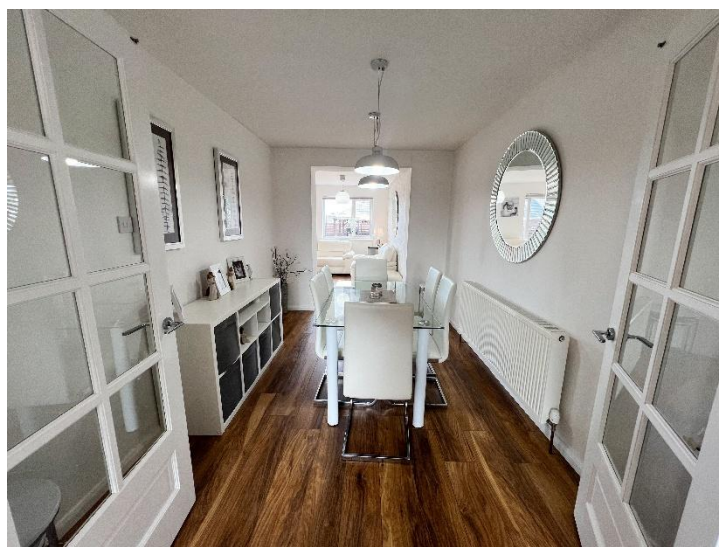




57 DENOON TERRACE, DUNDEE, DD2 2EB
OFFERS OVER £260,000



HOME REPORT VALUATION **£260,000**

EPC RATING **C**



This beautifully presented semi-detached villa is located to the northwest of Dundee City Centre within an established popular residential area. The subjects are of a good size throughout offering comfortable family living space and is in a move-in condition. In addition, the property is located a short walk away from Lochee and Balgay Parks, along with many amenities and is only a 15 minute walk from Ninewells Hospital. In addition, there are commuting links via the main bus routes providing easy access to Ninewells, the City Centre and primary and secondary schooling.

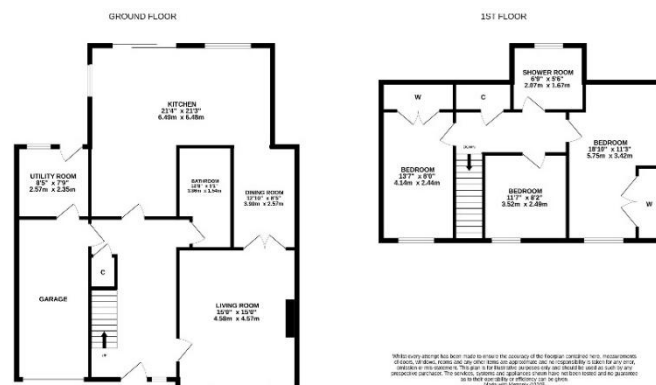
The property opens to a spacious entrance hallway which is laid with laminate flooring and a carpeted staircase leading to the first floor accommodation. To the rear of the property is the stunning open plan breakfasting kitchen with family room. The room is fitted with gloss white wall and base units, with a breakfast bar and media wall with electric fireplace. In addition, there is a free-standing Bush range cooker with a 5 ring gas hob. An excellent feature to this room is the sliding patio doors opening to the landscaped garden, ideal for entertaining throughout the summer months.

Leading off the family area and tucked away from the kitchen is the dining room offering a space for more formal occasions. Double Georgian doors open from the dining room to the spacious lounge with a large front facing window providing views over the garden. This room is finished with carpet flooring, fitted blinds and curtains. The family bathroom is located on the ground floor and is well designed with a dressing area opening to the bathroom with a fitted bath with overhead shower, W.C. and vanity unit with wash hand basin. This room has been tastefully decorated with wood effect bath panel matching the vanity unit, bulkhead and wall mounted mirrored cabinet. The room is finished with glossy floor tiles and matt tiled walls. The ground floor hallway also offers access to the garage with further access to the utility room with a door opening to the rear garden. The utility room has an integrated fridge-freezer with space for washing machine and tumble dryer.

The first floor hallway is laid with carpet flooring and includes a storage cupboard. All three bedrooms face the front of the property benefiting from the south facing windows providing ample natural light. The two larger bedrooms benefit from fitted wardrobes offering suitable storage space. There is also a shower room on the first floor which is fitted with a corner shower cubicle, wash hand basin and W.C. The room is fully tiled and has a wall mounted mirror with lights.

To the front of the property is a large monobloc driveway offering plenty space for off street parking. The rear garden is fully enclosed and has been landscaped with lawn, patio and decking. This area is ideal for outdoor entertaining with the decking area benefiting from fitted lights with a pergola offering a cosy ambience.

This is an exceptional property and early viewing is highly recommended. To arrange a viewing please call Mrs Murray on 07496721617.



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