

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



19B Ancrum Road, Dundee, DD2 2JL

- **Semi-Detached Chalet Style Villa**
- **Lounge/Dining Room**
- **Kitchen/Dining**
- **Utility Room & Cloaks/WC**
- **4 Bedrooms**
- **Integral Garage, Front & Rear Garden**
- **Gas Central Heating & Double Glazing**

**NEW
REDUCED
PRICE!**

Fixed Price £175,000 (HR VALUE 200K)

This spacious semi-detached chalet style villa occupies a pleasant off street location in sought after residential location which is convenient for a whole range of local amenities including primary and secondary schooling, Dundee University, Technology Park, Ninewells Hospital, public transport and local shops.

The property offers well proportioned accommodation on two floors and will make an ideal family home. The subjects are in good decorative order and benefit from gas fired central heating, double glazing, Cloaks/WC, dining size kitchen with separate utility room and four piece family bathroom on the upper floor. There is driveway parking for several vehicles leading to integral garage and easily maintained gardens to both front and rear.

This is an ideal opportunity to obtain a home of this style and location and viewing is highly recommended. Carpets and blinds where fitted will be included in sale price.

Entrance Hallway: Spacious reception hallway with staircase to upper floor accommodation. Smoke alarm. Understair recess. Exterior door. Access to lounge, kitchen and dining room/bedroom 4.

Lounge/Dining Room: Approx. 21'2x14'5. Bright and spacious south facing room with double glazed bay window to front. Focal point of the room is the cast iron fireplace with marble inset and hearth and Living flame gas fire.



Bedroom 4: Approx. 14'4x11'3. Spacious room currently used as a dining room but could be used as a fourth bedroom at ground floor level. Double glazed window with vertical blinds to rear.



Kitchen/Dining:

Approx. 10'x11'4. Fitted with a range of floor, wall and drawer units with canopy extractor hood. Tiled floor and to and part tiled walls. Stainless steel sink and drainer. Plumbed for dishwasher. Built in breakfast bar/table. Double glazed window to rear. Door to utility room.

Utility Room:

Approx. 11'9x9'1. Base level storage units. Stainless steel sink and drainer. Space for tumble dryer and washing machine. Double glazed window to rear. Wooden exterior door to rear. Door to rear vestibule.

Rear Vestibule:

Shelving and cloak rail. Access to integral garage and cloaks/wc.

Cloaks/WC:

Approx. 4'4x3'9. Two piece white modern suite with WC and wash hand basin. Tiled floor. Double glazed frosted window to side. Mirror.

Upper Floor Landing:

Wide landing with balustrade and hatch to loft storage space.

Bedroom 1:

Approx. 19' (measured into window recess) x14'. Excellent sized double bedroom with double glazed window with vertical blinds to front with roof top views towards Balgay Hill. Wall recess for headboard and space for super kingsize bed. Fitted wardrobes and bedroom furniture.



Bedroom 2:

Approx. 11'5x8.6. Double bedroom with double glazed window looking to rear. Two large double fitted wardrobes with further recess for hot water tank.

Bedroom 3:

Approx. 11'4x9'8. Another spacious double bedroom with double glazed window with vertical blinds to rear. Double fitted wardrobe.

Family Bathroom:

Approx. 11'9x8'. Four piece suite comprising WC, wash hand basin, bath and separate shower cubicle. Mostly tiled. Double glazed Velux window. Range of accessories. Mirror fronted medicine cabinet. Mirror.

Attic:

Large attic for additional storage accessed by pull down ladder and with light.

Outside:

Front garden laid out in lawn, borders and with ample parking. The rear garden is laid out to lawn with patio with conifer hedging and shrub borders. Shared Gate access to Muirton Road. External power supply to front and rear. Integral garage with power, light, plumbing and internal courtesy door.

Directions:

19B is in an off street location right of access from number 19.



Home Report at: <http://www.taysidepropertyonline.com/property/details/281/Semi+Detached+Villa.html>

Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

Forfar Office
27 West High Street
Forfar, DD8 1BE
Tel:01307 464443
FAX 01575 520229

Dundee Office
7 Ward Road
Dundee
Tel:01382 200411
FAX 01382 203033