

# Property for Sale

Estate agency division of Jack Brown & Company Solicitors



## **Cottage 1, Drumgeith Road, Dundee DD4 ONY**

- **Semi Detached Cottage**
- **Hallway**
- **Lounge**
- **Kitchen**
- **3 Bedrooms & Bathroom**
- **Gas CH & DG**
- **Excellent Potential**

**Offers Over £89,000**

This semi detached cottage is conveniently situated for local amenities, bus routes and schools. The subjects offer spacious accommodation at ground floor level and benefits from Double glazing and gas fired central heating with combi boiler.

Whilst in need of some upgrading and modernisation the property offers excellent potential. There are garden grounds to both front and rear and driveway parking to side.

This property offers well proportioned accommodation at ground floor level and is being offered at a realistic price. Viewing recommended.



- Entrance Vestibule:** Exterior Door. Wood and glazed leaf motif door to hallway
- Hallway:** Cupboard housing fuse box and electricity meter.
- Lounge:** 16'3 x 11'2 approx. A spacious public room with DG window looking to front of property.
- Kitchen:** 11'10 x 10'10 approx. Fitted with a range of units. Split pane glazed door to conservatory. Part Tiled. Extractor hood. Wall mounted central heating combi boiler. Stainless steel sink and drainer.
- Rear Hallway:** Wood and glazed exterior door. Large walk in cellar.
- Bathroom:** 8'5 x 4'11 approx. 3 piece suite incorporating WC, wash hand basin and bath. Redring shower over bath. Part tiled.

- Dining Room/Bed 3:** 12'4 x 10'11 approx. DG window looking to rear garden.
- Bedroom1 :** 9'11 x 8'1 approx. DG window to side.
- Bedroom2:** 9'11 x 7'11 approx. DG window to front.
- Conservatory:** 11.3 x 8.5 approx. Enjoys pleasant outlook over the rear garden and a degree of seclusion and privacy. DG Patio doors.
- Outside:** Front garden and driveway laid out in concrete and gravel chips for ease of maintenance. Rear garden is enclosed and laid out in lawn, gravel chips with mature shrubs and conifers. Shared septic tank.
- How to Get There:** From the Kingsway/Arbroath Road roundabout take the exit for B961 which takes you to Douglas Road. Continue along this road through two roundabouts and you will reach Drumgeith Rd. Continue past the sharp bend to the right and you will come to two white cottages. No.1 is the first on the right and is also called Abacus Cottage.



**Home Report Available on our website at: <http://www.taysidepropertyonline.com>**

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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.