

CALDERS

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- **Semi Detached Villa**
- **Entrance Porch**
- **Hallway**
- **Lounge**
- **Dining Area**
- **Kitchen**
- **Bathroom**
- **Three bedrooms**
- **Gas Central Heating**
- **Double Glazing**
- **Front and Rear Gardens**
- **Driveway**
- **Garage and Shed**



73 Bruce Road, Downfield, Dundee, DD3 8LW

Offers Over £200,000

Calders Solicitors are delighted to bring to the market this extended three bedroom semi detached home. It makes for an ideal family home. The property is situated in the popular residential area of Downfield with a wide range of local amenities and good public transport connections to Dundee City Centre including easy access to the Kingsway. It is convenient for schools, local shops, supermarkets, and retail parks.

The property benefits from gas central heating and double glazing. All carpets, floor coverings, window blinds, and white goods will be included in the sale. The accommodation comprises entrance porch and hallway. Spacious south facing lounge with doors to the dining room area; dining area with patio doors leading out to the garden; fully fitted modern kitchen; family bathroom with shower. Upstairs there are two double bedrooms and one single bedroom. Outside, there are mature gardens to the front and rear of the property. There is also a driveway and single garage.

Entrance Porch: 2.00m x 1.40m (6ft 6" x 4' 7") at widest point Approx

Good sized entrance porch. Fully double glazed and giving access to the inner hallway.

Hallway: 3.80m x 1.00m (12' 5" x 3' 3") Approx

The hallway gives access to all ground floor accommodation and there are stairs leading to the first floor. Large understairs cupboard which houses the Worcester Bosch combi gas boiler.

Lounge: 7.00m x 4.00m (22' 11" X 13' 1") (into the bay) Approx

Generously proportioned south facing living room with shallow bay window overlooking the front of the property. There is an electric fire set on a slate effect hearth and timber and glazed doors to the rear lead through to the dining area and kitchen.



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Dining Area: 3.15m x 2.90m (10' 4" x 9' 6") Approx

Good sized dining area which is open plan to the kitchen. There are also patio doors leading out to the rear garden and patio area.

Kitchen: 3.00m x 3.15m (9' 10" X 10' 4") Approx

U-shaped open plan kitchen with ample wall and base units in a modern style. Wood effect worktops. Stainless steel gas hob with extractor over. Neff tower oven and microwave combination and integrated Bosch six plate dishwasher. The freestanding fridge freezer and undercounter Bosch washing machine will be included in the sale. UPVC door gives access to the side of the property.

Bathroom: 2.40m x 1.45m (7' 10" X 4' 9" Approx

Accessed from the hallway with a three piece bathroom suite in champagne. There is a mixer shower over the bath and partial tiling.

Upper Landing: 1.72m x 1.00m (5' 7" x 3' 3") Approx

The stairs from the ground floor lead up to the small upstairs landing which gives access to all first floor accommodation. There is also an access hatch to the roof void.



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Master Bedroom: 4.40m x 3.00m (14' 5" x 9' 10")

Approx

Generously proportioned south facing master bedroom with two small built-in cupboards. Double windows overlook the front of the property. The wardrobes, dressing table and high level storage units are included in the sale.



Bedroom Two: 3.20m x 3.30m (10' 6" x 10' 10')

Approx

Double bedroom overlooking the rear of the property with rooftop views towards the Sidlaw Hills.



Bedroom Three: 2.70m x 2.15m (8' 10" x 7' 6")

Approx

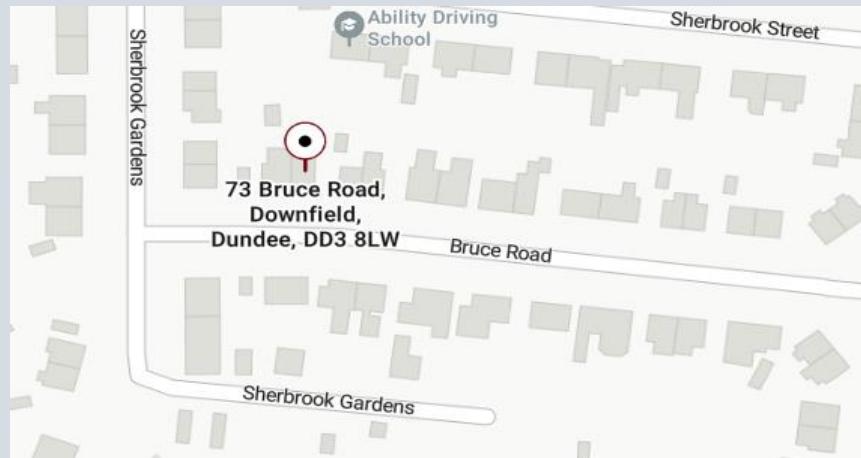
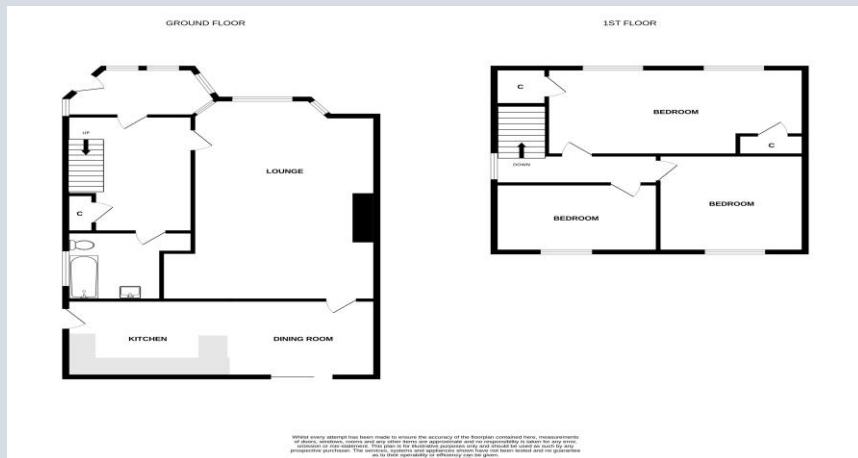
Single bedroom overlooking the rear of the property and also offering roof top views towards the Sidlaw Hills.

Externally

There is a single brick built flat roofed garage with up and over door. There are two stores to the rear, one with direct access from the garage. There is a long driveway providing ample off-street parking for multiple vehicles. The front garden is laid to gravel for ease of maintenance and there are areas of borders with a selection of shrubs and bushes. The rear garden has a patio area adjacent to the property and there is also an area of lawn with mature planted borders with a selection of shrubs and bushes.



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Full Home Report available from Selling Agents, Calders, or download from TSPC

Viewing Arrangements strictly by appointment: Contact Selling Agents Calders, Solicitors & Estate Agents, 10 Whitehall Street, Dundee

Tel: 01382 224391 email: admin@calders.com

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