



Shepherds

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**62 GLENEAGLES AVENUE
DUNDEE, DD2 3GR**



OFFERS OVER £155,000

Accommodation

Entrance Hall
Lounge
Dining Kitchen
Utility
W.C.
Large Monobloc Driveway

Family Shower room
Master Bedroom
2 Further bedrooms
Double Glazing
Gas Central Heating
Gardens

For appointment to view telephone Seller on 07904983043

EPC – C

HOME REPORT AVAILABLE:

<https://MemberPortal.movemachine.com/HomeReports/ViewPublishedHomeReport.aspx?HrId=WTFVMUdhdDRNVE1uYXZhM1pISUpndzo9.pdf>

Interested parties are referred to the Home Report containing survey and other particulars of the Property.

Modern, well presented semi detached villa located on a corner site and in a quiet residential area within a development of similar styled homes located to the North of the City and is within walking distance of the local schools and other local amenities. Ideal location for commuter routes and is within easy access of the Kingsway. The property is in immaculate condition with many modern features including the Dining kitchen and family shower room. The property is entered via a glass panelled door to the Hallway which has laminate flooring and carpeted staircase to the upper floor. There is a spacious lounge with bay windows and French doors leading to the extremely well appointed dining kitchen. There is a separate utility room and W.C. The staircase leading to the upper floor leads to all bedrooms and the refurbished family shower room. The property is double glazed throughout and has Gas Central Heating. There is a large Monobloc driveway to the front of the property which has ample space for 2 cars. There are gardens to the front side and rear of the property together with 2 garden sheds and a decked area.

Accommodation

Entrance Hall (15'4" x 6'3")

A bright welcoming room with all rooms leading off. Good quality flooring. Recessed area under the stair.

Lounge (16'4" x 11')

Nicely presented bright room with large bay windows. Carpet flooring. French doors leading to kitchen diner. Louvre blinds on all windows.

Kitchen/ Diner (12'5" x 12'10")

Well appointed modern kitchen with a wide range of wall and base units in aubergine and white with co-ordinating worktops and splash backs. Complimentary lighting under wall and base units. Gas Hob. Double Oven. Glass and stainless steel extractor hood. Large American fridge freezer and integrated dish washer which will be included in the sale. Window overlooking rear garden. Made to measure roller blind. Modern High gloss flooring. Modern light fitting.

Utility Room (6'3" x 5'3")

Fitted with matching wall units, wine rack and slim pull out unit again in aubergine and white. Plumbed for washing machine. 2 recessed ceiling lights. High gloss flooring. Back door leading to the rear Garden.

W.C. (4'1" x 5'10")

Fitted with cream w.c. and wash hand basin. Ceiling light with shade. Laminate flooring.

Upper Floor

Master Bedroom (12'2" x 10'2")

Spacious room with double fitted wardrobe with modern glass and colour panelled sliding doors. Ceiling light fitting. Double Glazed window overlooking rear garden. Small window overlooking the side garden. Both windows fitted with made to measure blinds in a neutral tone. Carpet flooring.

Bedroom 2 (11'2" x 11'3")

Bright spacious room with double glazed window overlooking the front garden. Ceiling light fitting. Carpet flooring. Double fitted wardrobe.

Bedroom 3 (9'5" x 7'5")

Fitted with laminate flooring this room has a double glazed window overlooking the front garden. Fitted wardrobe.

Family Shower Room (6'8" x 6'8")

Beautifully presented and fully wet walled shower room with double walk in shower which has a mirrored glass surround. Gas Mains shower with twin heads. White sink with modern water fall tap and W.C. in white. All are surrounded with white high gloss units and contrasting work tops. There is a large floating high gloss unit to the side of the shower. Large mirror from sink to ceiling. High gloss panelled ceiling. Modern light fitting. Double glazed window to rear garden.

External

There is a large Monobloc driveway to the front of the property with ample parking for 2 cars. The garden to the side of the property is laid out mainly with lawn with some plants and shrubs to the borders and trees lining the fence. Gate leading to the fully enclosed rear garden which is once again set out mainly with lawn and plants and shrubs to the borders. There is a large decked area which is ideal for outside dining. 2 garden sheds.



Kitchen/Diner



Utility room



Lounge





Entrance Hall



Under stair recess



W.C.



Staircase to upper landing



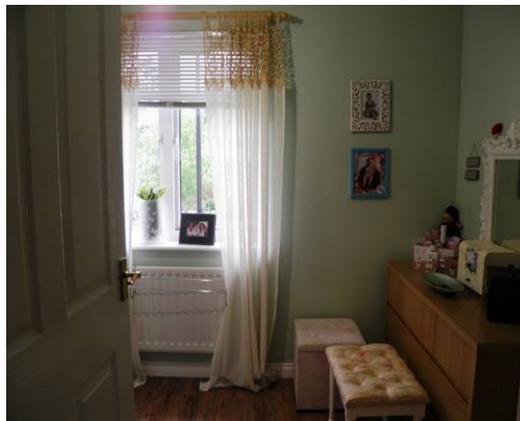
Family Shower Room



Master Bedroom



Bedroom 2



Bedroom 3



Gardens to side and rear of the property. There are two garden sheds which are included in the sale.

Included in the sale

Large American fridge freezer, integrated dishwasher, all floor coverings and blinds and both garden sheds.