



3 Walrond Street, Dundee, DD4 7EY

Offers Over £220,000



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Dundee
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Rollos are delighted to offer to the market this traditional, mid terraced villa, situated in a Conservation area in the popular Stobswell residential area close the Kingsway main arterial route, Morgan Academy and within a short travelling distance of Dundee city centre. The property has retained many traditional features throughout and offers well-proportioned accommodation. The many traditional features include ornate cornicing, ceiling roses, skylight and an impressive sweeping, spindle balustrade staircase.

The subjects are formed over two levels comprising on the ground floor: entrance vestibule, main reception hallway with two useful built-in cupboards, lounge, sitting / dining room, kitchen and utility room. The lounge features a bay window, display cabinets and fireplace. The sitting / dining room overlooks the rear garden, has a large recessed area and two small press cupboards. The modern kitchen has a integrated hob and oven, space for freestanding appliances and floor and wall mounted units with complementary work surfaces. There is also a

small breakfast bar overlooking the rear garden. A door from the utility room leads out to the rear garden. The first floor accommodation comprises: upper hall with walk-in cupboard, three bedrooms, one with bay window and two with built-in storage, and shower room. The shower room suite consists of WC, wash hand basin and shower cubicle with wet wall surround.

The property benefits from gas fired central heating and double glazing.

Externally, the garden to the front is laid with decorative chips with various plants and shrubberies. There is also an external power source. The enclosed garden to the rear has a sculpted lawn bordered with chips and various plants and shrubberies. There is an external store with light and power supply as well as a separate garden shed. A pathway from the rear provides bin access to the street.

Rollos highly recommend an early inspection to appreciate the accommodation on offer





- Mid terraced villa
- In Conservation area
- Lounge
- Dining / sitting room
- Kitchen & Utility
- Three bedrooms
- Shower room
- GFCH & DG
- Gardens to front & rear
- External store with power & light

INCLUDED

All fitted carpets, fitted floor coverings and integrated kitchen appliances will be included in the marketing price. The freestanding fridge/freezer, washing machine and tumble dryer may be left if required.

SERVICES

Mains water, drainage, gas and electricity are connected to the property.

VIEWING

By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND D

EPC RATING: C

FLOOR AREA: 1367.02 SQ FT







Room Sizes

Approximate measurements

Lounge	13'11" x 17'4"
Dining Room	11'7" x 17'5"
Kitchen	9'7" x 12'6"
Utility Room	6'8" x 8'2"
Bedroom	11'4" x 16'7"
Bedroom	11'3" x 11'0"
Bedroom	9'8" x 9'4"
Shower Room	9'9" x 6'3"



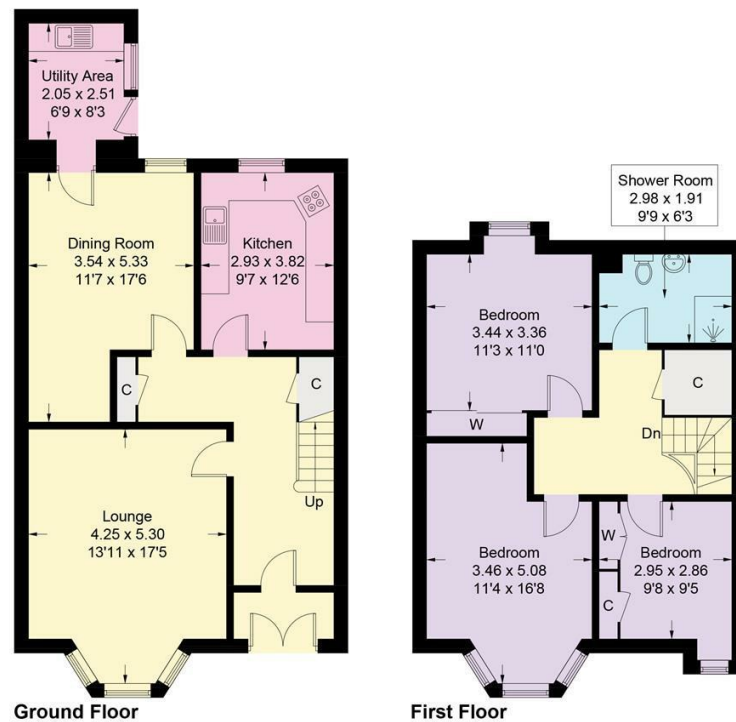


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without any obligation.

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at any of our offices.

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