



73 Muirfield Crescent, Dundee, DD3 8QA



NEXT HOMETM
ESTATE & LETTINGS AGENTS

Offers Over £194,950



Next Home are delighted to bring to the market this deceptively spacious and well maintained 3 BEDROOM SEMI DETACHED VILLA situated in a sought after area of Dundee.

The spacious accommodation is split over two levels and comprises: entrance vestibule, entrance hall, W.C./cloakroom, spacious lounge, good sized dining room, kitchen and sun room on the first floor together with three generous sized bedrooms and a family shower room on the upper level. There is gas central heating and double glazing throughout. EPC RATING E.

To the front of the property there is a mono blocked driveway that leads onto a single garage. The property benefits from having a wrap around garden which is mainly gravel chipped for ease of maintenance.

Early viewing are highly recommended to appreciate the quality and quantity of accommodation on offer.

AREA

The property is situated within a popular residential area in the City of Dundee. It is within close proximity of the city centre which offers a range of excellent local amenities including shops, restaurants, pubs, recreational facilities and bus and train stations. There is also Primary and Secondary schools close by.

ENTRANCE VESTIBULE

4' 0" x 3' 9" (1.22m x 1.14m)

Entered via a white opaque glazed UPVC door, the entrance vestibule gives access to the hallway and thereon to all accommodation on offer.

Next Home Estate Agents

63 – 65 George Street,
Perth,
01738 44 43 42

1a James Square,
Crieff,
01764 65 00 44

211 High Street,
Auchterarder,
01764 66 36 66

41 – 43 Allan Street,
Blairgowrie,
01250 39 80 02

21 Atholl Road,
Pitlochry,
01796 54 80 14



ENTRANCE HALL

6' 0" x 5' 3" (1.83m x 1.6m)

A bright and spacious hallway which gives access to all accommodation on the ground floor. Radiator. Carpet.

LOUNGE

18' 8" x 12' 0" (5.69m x 3.66m)

A bright and spacious public room with a large bay window to the front. Attractive cornicing to the ceiling. Gas feature fireplace. Carpet. Neutral décor. Radiator.

DINING ROOM

16' 0" x 11' 3" (4.88m x 3.43m)

Another large reception room with window to the front. Electric feature fireplace. Cornicing to the ceiling. Carpet. Radiator.

SUN ROOM

11' 0" x 7' 3" (3.35m x 2.21m)

Accessed via the kitchen, the sun room is a lovely addition to the property and provides an ideal spot for relaxation. Double glazed throughout. Vinyl flooring. Door leading to the rear garden.



KITCHEN

8' 5" x 7' 3" (2.57m x 2.21m)

Fitted with a range of wooden wall and base units with marble effect worktops and tiling to the splash back areas. Integrated five ring Neff gas hob with extractor over together with integrated Neff microwave and oven/grill. Stainless steel sink. Radiator. Attractive tiling to the floor. Built in cupboard which has the benefit of power and plumbing for a washing machine together with an inset alcove big enough to house a freestanding fridge/freezer.

LANDING

9' 5" x 9' 1" (2.87m x 2.77m)

Accessed via a carpeted staircase the landing gives access to all accommodation on the upper level. Large opaque window to the rear which allows natural light to flood in. Built in cupboard with shelving. Hatch providing access to attic space. Carpet.

BEDROOM 1

16' 0" x 12' 0" (4.88m x 3.66m)

A generous sized double bedroom with front facing window. Ample room for a range of freestanding bedroom furniture. Newly fitted carpet. Neutral décor. Radiator.

Next Home Estate Agents

63 – 65 George Street,
Perth,
01738 44 43 42

1a James Square,
Crieff,
01764 65 00 44

211 High Street,
Auchterarder,
01764 66 36 66

41 – 43 Allan Street,
Blairgowrie,
01250 39 80 02

21 Atholl Road,
Pitlochry,
01796 54 80 14



BEDROOM 2

11' 3" x 11' 1" (3.43m x 3.38m)

A further double bedroom with newly fitted carpet. Built in wardrobe with hanging rail and shelving. Access to the south facing balcony via a double glazed UPVC door. Neutral décor. Radiator.

BEDROOM 3

9' 6" x 8' 3" (2.9m x 2.51m)

A versatile room which can be utilised as either a single bedroom or study. Window to the rear. Newly fitted carpet. Radiator. Neutral décor.

SHOWER ROOM

8' 7" x 5' 9" (2.62m x 1.75m)

A modern shower room which is fitted with a three piece white suite comprising: W.C., freestanding pedestal wash hand basin and double shower cubicle. Tiling to the walls. Complementary tiling to the floor. Opaque window to the side allows additional light and ventilation into the room. Extractor fan. Radiator.

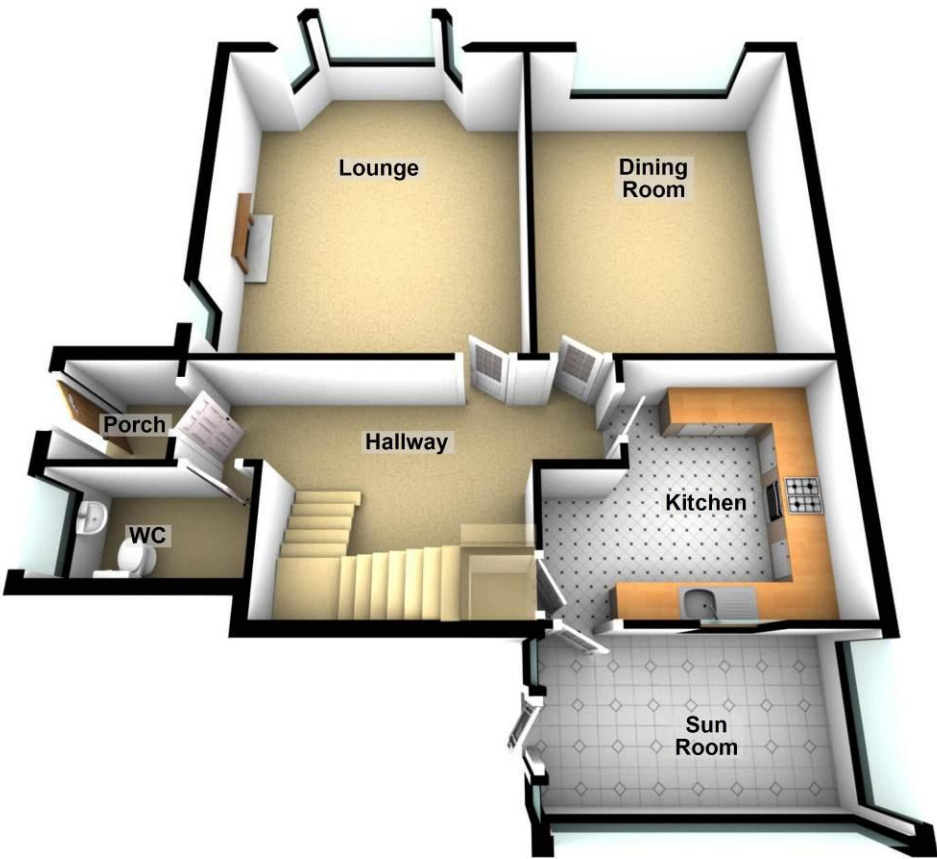
EXTERNAL

To the front of the property there is a mono blocked driveway that leads onto a single garage. The property benefits from having a wrap around garden which is mainly gravel chipped for ease of maintenance.

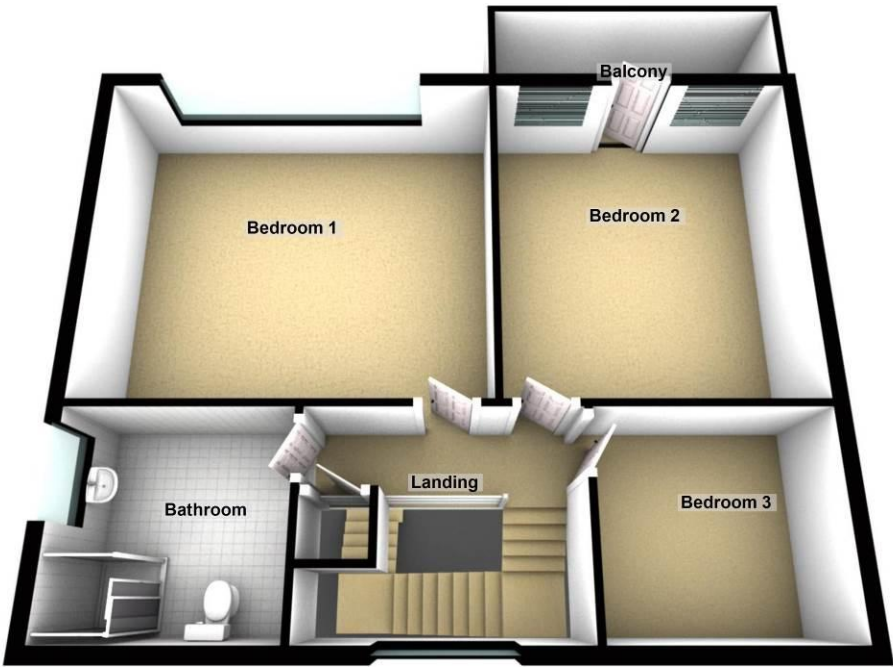




Ground Floor



First Floor



Next Home Estate Agents

63 – 65 George Street,
Perth,
01738 44 43 42

1a James Square,
Crieff,
01764 65 00 44

211 High Street,
Auchterarder,
01764 66 36 66

41 – 43 Allan Street,
Blairgowrie,
01250 39 80 02

21 Atholl Road,
Pitlochry,
01796 54 80 14




NEXT HOME™
ESTATE & LETTINGS AGENTS

Valuation on your own property

Valuation on your own property: If you would like to know how much your property might achieve in today's market, we are pleased to offer a free market appraisal with no obligation. We are now available 7 days till 9pm - just call 01738 444342 to arrange an appointment.

www.nexthomeonline.co.uk

Next Home Estate Agents

63 – 65 George Street, Perth – 01738 44 43 42
41 – 43 Allan Street, Blairgowrie – 01796 54 80 14
21 Atholl Road, Pitlochry – 01796 54 80 14
1a James Square, Crieff – 01764 65 00 44
211 High Street, Auchterarder – 01764 66 36 66
Email: sales@nexthomeonline.co.uk

Please Note:

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.