



**73 Muirfield Crescent, Dundee, DD3 8QA**



**NEXT HOME**<sup>TM</sup>  
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# Offers Over £214,950



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.

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#### **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.

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### **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.

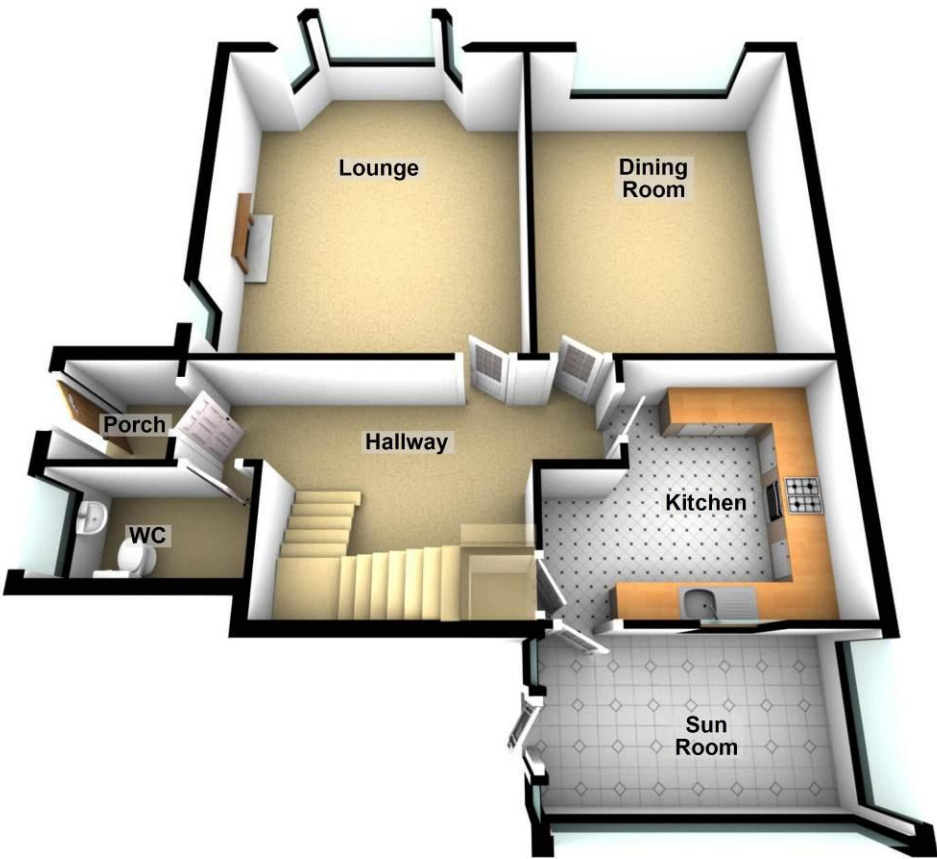




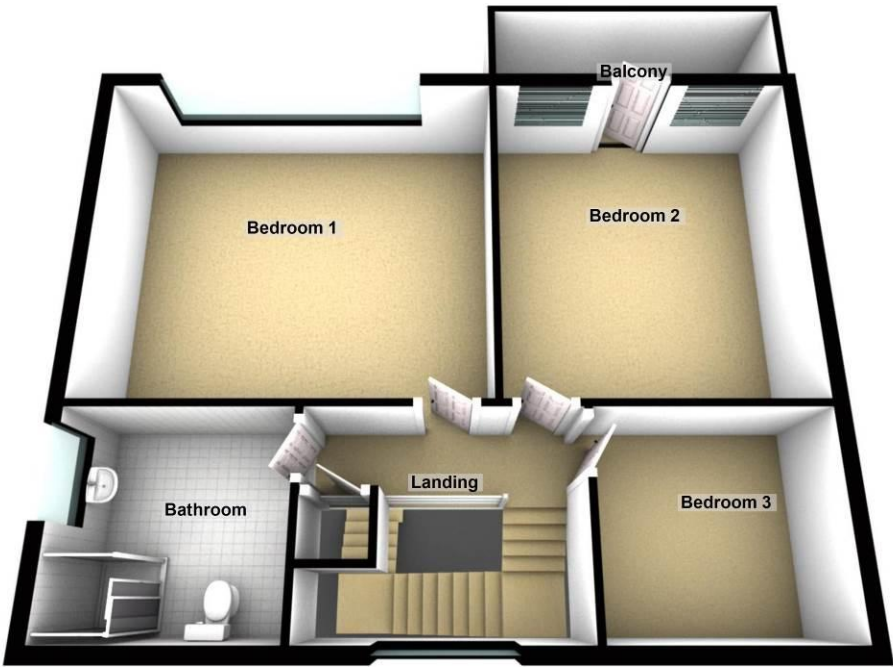




Ground Floor



First Floor



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