



65 Hawick Drive, Dundee, DD4 0JY



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Offers Over £150,000



A fantastic opportunity to purchase this perfect 3 BEDROOM SEMI DETACHED FAMILY VILLA situated in Dundee.

The property is immaculately maintained and offers well-proportioned accommodation split over two floors comprising entrance hall, lounge and good sized kitchen diner on the ground floor together with 3 bedrooms and family bathroom on the upper level. The property is double glazed throughout, and warmth is provided via a gas central heating system.

The property benefits from well-maintained garden grounds to the front and rear together with ample off-street parking provided via a gravel chipped driveway leading to a detached single garage. EPC RATING D.

Early viewing is highly recommended to appreciate the quality of accommodation on offer.

AREA

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

ENTRANCE HALL

6' 5" x 4' 5" (1.96m x 1.35m)

Entered via a white UPVC front door, the hall provides access to all accommodation. Neutrally decorated. Laminate flooring.



LOUNGE

14' 5" x 10' 7" (4.39m x 3.23m)

A bright and welcoming public room with large window to the front. Ample space for a range of free-standing furniture. Tastefully decorated. Carpet. Radiator.

KITCHEN

13' 9" x 8' 7" (4.19m x 2.62m)

An immaculate kitchen, fitted with a range of wall and base units in white with contrasting work surfaces and attractive tiling between. Stainless steel sink and drainer unit with mixer tap over. Integrated four ring gas hob with oven/grill beneath and extractor over. Space for a breakfasting table and chairs. Space for washing machine and fridge which are available with further negotiation. Two windows to the rear allow plenty of light to flood the room. Laminate flooring. Large built in cupboard. Radiator.

LANDING

The carpeted staircase gives access to the first floor landing and thereon to all accommodation on the upper level. A hatch provides access to the attic space above. Neutral décor.

BEDROOM 1

10' 5" x 8' 6" (3.18m x 2.59m)

A bright and generous sized double bedroom with window to the front. Built-in cupboard with hanging rail and shelving. Space for a range of free-standing bedroom furniture. Neutral décor. Carpet. Radiator.



BEDROOM 2

10' 10" x 8' 6" (3.3m x 2.59m)

A double bedroom with window to the rear overlooking the garden. Large built-in cupboard with shelving. Tastefully decorated. Carpet. Radiator.

BEDROOM 3

7' 7" x 5' 7" (2.31m x 1.7m)

A versatile room which could be used either as a third bedroom or a study if required. Window to the front. Carpet. Radiator.

BATHROOM

7' 2" x 6' 1" (2.18m x 1.85m)

Fitted with a white suite comprising W.C., pedestal wash hand basin and bath with shower over and glazed screen. Fully tiled walls. Complementary tiled-effect flooring. Opaque glazed window to the rear provides additional light and ventilation. Extractor fan. Heated towel rail.

EXTERNAL

The property is situated on a generous sized plot with well-maintained garden grounds to the front and rear.

To the front the garden is predominantly laid to lawn with off-street parking provided via a large gravel chipped driveway leading to a detached single garage.

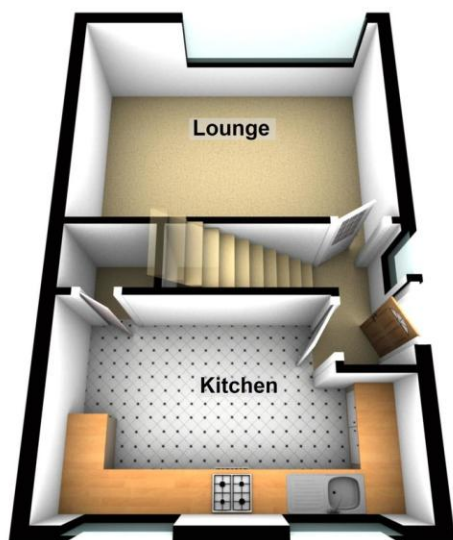
To the rear the garden is fully enclosed with a mixture of timber fencing and hedging and again is predominantly laid to lawn with a paved patio area which makes an ideal haven for relaxation and socialising during the warmer months.



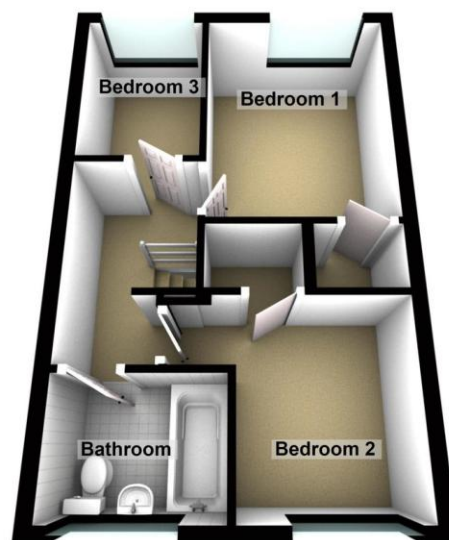

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Ground Floor



First Floor




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