



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE
AGENTS

12-14 Maule Street, Monifieth, Angus
DD5 4JN, DX556490
t.01382 539313 f.0845 643 1609
e.info@legaleagles.tv w.legaleagles.tv



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10 Benholm Place, Dundee, DD3 9RT.

Offers Over £109,950

Mid-Terraced Villa

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Set within a popular residential area of Dundee we are delighted to offer for sale this immaculately presented, spacious 2 bed roomed family home. The property offers excellent family accommodation on two levels comprising of an extremely spacious lounge, modern kitchen, carpeted staircase leading to a galleried upper landing giving access to two large double bedrooms, and a luxury family bathroom.

This ready to move-in property is close to all local amenities, schools, bus routes and will attract a wide range of buyers looking to invest in a home of quality and space, early viewing is therefore highly recommended.

The property provides excellent built-in storage and benefits from double glazing, gas central heating and is sold with all fitted floor coverings, light fittings and blinds where fitted.

Entrance Hall:

Accessed through a white upvc security door the spacious and bright hallway gives access to the modern kitchen, large lounge and upper level. Laminate flooring with carpeted staircase leads to a galleried upper landing with access hatch to an attic space and storage cupboard, under stair storage, radiator.

Lounge/Dining: 4m x 4.2m / 1.9m x 2.4m:

An extremely spacious and well-proportioned room with large window overlooking the rear garden which allows natural light to flood this family space. Partially glazed door gives direct access to the rear garden, laminate flooring, downlights, radiator.

Kitchen: 4m x 2.15m:

Bright, modern, kitchen with ample storage provided by white high gloss floor and wall cabinets with complimentary wood effect gloss worktop, electric oven/grill with electric ceramic hob, space for free standing fridge freezer, integrated washing machine, integrated dishwasher, stainless steel sink with drainer, tiled splash back, wood effect laminate flooring, large storage cupboard, radiator.

Upper Floor:

Bedroom 1: 4m x 2.9m:

Very spacious double bedroom with window overlooking the rear garden, large built-in wardrobe, radiator, carpeted.

Bedroom 2: 3.15m x 3.40m:

Another very spacious double bedroom with window overlooking the front garden, radiator, built in wardrobe, carpeted.

Bathroom: 2.05m x 1.65m:

A large luxury family bathroom comprising of wc, wash hand basin with full pedestal, bath with overhead mains operative rainfall shower, chrome heated towel rail, opaque window, fully tiled, downlights, parador ceiling.

Rear Garden:

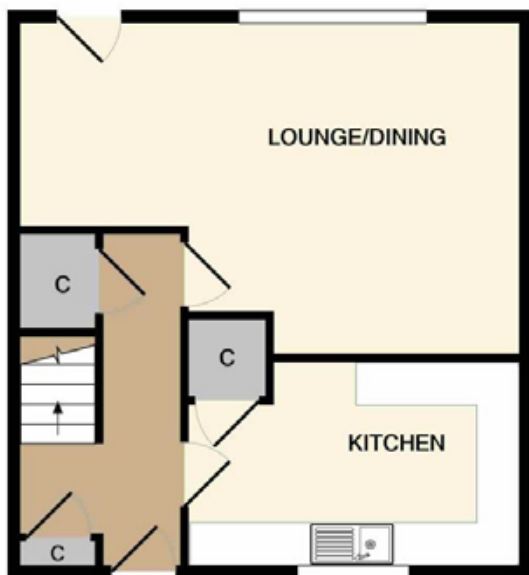
Fully enclosed, low maintenance garden laid mainly to lawn. provides an excellent, safe space for children at play and to relax in the summer months. Front Garden, Front garden is hard landscaped and fully enclosed with gate leading to the front door of the property.



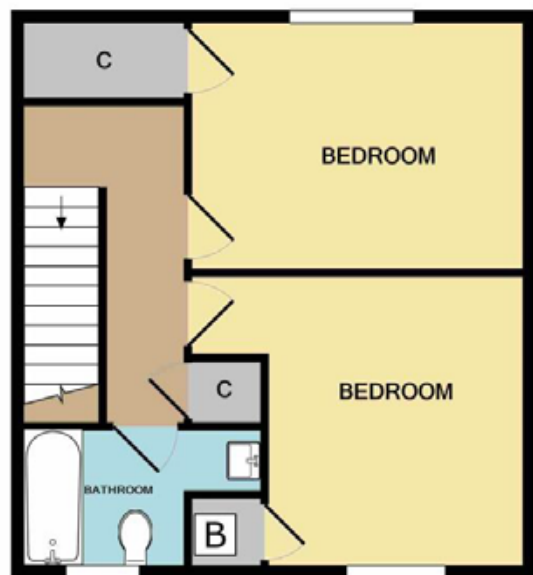






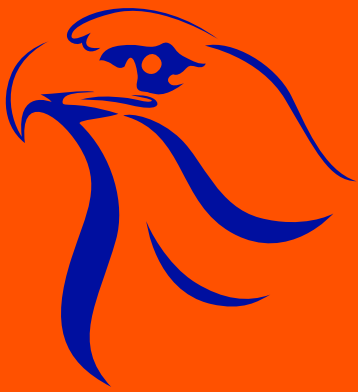


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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12-14 Maule Street,
Monifieth, Angus
DD5 4JN
LP-1 Monifieth

52a Church Street,
Broughty Ferry
Dundee DD5 1HB
Phone: 01382 539 313

t. 01382 539 313
f. 0845 643 1609
e. info@legaleagles.tv
w. legaleagles.tv

Directions:

Driving east along the Kingsway head towards the Kingsway retail park. On the Strathmartine roundabout take the 3rd exit leading onto Strathmartine road. Continue along Strathmartine road, at the roundabout take the 2nd exit onto Cox Street. Follow the road and then turn right onto Laird street, at the roundabout take the 2nd exit and stay on Laird street. Continue for approximately 0.5 miles before turning right into Benholm Place where parking is available. Number 10 can be accessed from a path from the car park and is on your right hand side. To assist with location one of our bright for "sale boards" is located in the front garden.

Home Report Access:

Please visit our own website at www.legaleagles.tv then select this property then select the "Home Report" button and the Home Report will display within 5 seconds.

Council Tax Band:

B (Dundee City Council 01/07/2021)

EPC Band:

C

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

Covid Viewing Procedure:

For the duration of the current Covid pandemic we or the owners will ensure all internal doors will be wedged open and the owners/us alone only should open and close any external access doors, on arrival at the property please use the hand sanitizer which the owner/us will provide or bring your own, you will be shown around the property keeping the regulation 2 meter distance between you and the owner or you will be allowed in situations where a house is vacant to walk through the house unaccompanied and you can ask any questions of the staff or owner attending, you bring and wear a mask if your viewing is accompanied, if not you may remove your mask on entry to the property. Please do not bring young children with you (if you do the children must remain outside the property under the supervision of an accompanying adult). Only two viewers at a time will be allowed access to the property.

Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
Registered office: 12-14 Maule Street, Monifieth, Angus DD5 4JN

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