



Shepherds

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5 COX STREET
DUNDEE, DD3 9HA
(TERRACED COTTAGE)



FIXED PRICE £145,000

Accommodation

Vestibule and hallway
Large formal lounge (could be third
bedroom)
Sitting room
Kitchen
Upper floor:-
2 Bedrooms

Bathroom
Double glazing
Gas central heating
Front garden and large private rear garden
Large greenhouse/sun house
Outhouses and storage sheds

Viewing: By appointment through Shepherds 01382 322781 or 07783 937667 or 07738 245718

HOME REPORT AVAILABLE: <http://homereport.g-s.co.uk> reference – 2011 07 0206
Enquirers will require to register/login to the above website to obtain the Home Report.

The property comprises a stone built mid terraced cottage with many attractive features including flexibility of accommodation. At present laid out as a two bedroom cottage but the large lounge could readily become a third bedroom if desired. Pleasantly situated in Downfield around the corner from St Mary's Road where there is on street parking and the property can be accessed by a pathway from St Mary's Road to the enclosed rear garden. This is one of a row of four cottages set back from the road with attractive front garden.

Specification

Vestibule

Approaching by pathway through small well laid out front garden to front door (semi-glazed) to the internal vestibule with a tiled floor and wooden dado rail. Half glazed door leading to hallway.

The hallway is L-shaped and finished with natural varnished wood flooring, traditional skirtings and dado rail.

Lounge 14'5" x 13'8"

A large formal lounge with many attractive and traditional features including magnificent cornices and central rose with light fitting. Traditional wood fireplace matching the skirtings. The window is recessed (double glazed) and overlooks the front garden. Vertical blinds. Radiator. Wall cupboard.

Sitting room 18'1" x 11'11"

Varnished natural flooring with natural wood doors and traditional skirtings. Double glazed window to rear garden, back door and doorway through to kitchen. Tiled fireplace with electric coal effect fire (included without guarantee). Useful understair cupboard and corner display unit.

Kitchen 11'1" x 8'0"

With window (DG) to rear garden. Roller blind. Single basin stainless steel sink with vintage brass mixer tap fitment. Tiled flooring. Spa cooker, washing machine and dryer and Spa fridge. Range of floor and wall units with white tiling to splashback of work surfaces. Worcester "combi" boiler. Radiator.

Upstairs

Elegant turning stair with wooden balustrade to upper landing.

Front bedroom 17'1" x 11'8"

With bay window (DG) to the front of the property. Curtains included. Laminate flooring. Radiator. Wall covered with hanging rail. Partial comb to one elevation.

Bedroom rear 16'0" x 7'8"

Bay window (DG) to rear. Curtains. Radiator. Partial comb to one elevation. Cupboard with hanging rail and small storage cupboard above.

Bathroom 6'7" x 14'2"

Four piece suite incorporating bath, shower cubicle, whb and wc. Velux roof light window. Hatch to eaves. Vinyl flooring with white tiling to dado. Shower cubicle is fully tiled. Radiator.

Gardens

The front garden is formally laid out with colourful borders etc and paved pathway to the front door.

To the rear is a large and private rear garden with many features. There is pedestrian access from the end of the garden to St. Marys Road. Locking gates access the property from there which is useful for car parking.

There is a raised paved drying area with traditional clothes poles. Range of out houses which incorporate a storage shed (power and light) and also a covered sitting area (south facing). Two good wooden sheds. Further area of grass and borders and the attractive feature of a good sized **green house** which could alternatively be used as a sun house (14'5" x 7'4"). Power and light installed. Paved flooring. A wood burning space heater stove has been installed.

The garden offers a variety of storage, workshop and horticultural areas as well as more traditional features.





