



48 Bingham Terrace, Dundee
Offers in the region of £225,000

Large family home with amazing views over the River Tay and beyond!
Home Report Valuation - £230,000

This elevated large detached villa sits on the corner of Bingham Terrace and Old Craigie Road which is situated on this highly sought after tree lined terrace, in a popular area of the city with upper level views over the River Tay, Newport and Tentsmuir. The subjects are close to local shops, schools, public transport and Baxter Park. Further services are Dundee city centre and Ninewells hospital and they are within easy access. The house was built in 1968 and is roughcasted with a tiled roof, double glazed windows and doors and spacious rooms. The property comprises of Vestibule, Reception Hall, Cloakroom, Lounge, Conservatory, Study/Bedroom, Dining Room, Kitchen/Breakfast Room on the ground floor and four double Bedrooms and Bathroom on the upper floor.



Vestibule 0.97 x 1.61 (3'2" x 5'3")

Entered by a UPVC door with opaque side panels, centre light, two coat racks, carpet flooring.

Reception Hall 3.05 x 3.56 (10'0" x 11'8")

From the Vestibule through an opaque glazed door with side panels you enter the reception hall with natural wood flooring and a staircase leading to the upper level. Doors leading to Lounge, Study/Bedroom/Dining Room, Kitchen/Breakfast Room, Cloakroom, cornice, centre light, radiator, Under stairs cupboard for storage, access hatch to attic.

Lounge 7.64 x 4.56 (25'1" x 15'0")

The Lounge is a lovely bright spacious L shaped room with a large picture window which is South facing to the front and a patio door to the side which leads into a Conservatory, mahogany fireplace with inset marble back and hearth, with inset coal effect gas fire, two centre lights, radiator, cornice, carpet flooring. This room is large enough to use as a Lounge/Dining Room

Conservatory 3.49 x 2.85 (11'5" x 9'4")

Lean to style Conservatory with polycarbonate roof and door leading out to garden. This is a nice room to just sit and relax in, carpet flooring.

Study/Dining Room/Bedroom 4.03 x 3.64 (13'3" x 11'11")

This well proportioned room at present is currently used as a Study but it would also make a double bedroom or formal Dining Room. This room has a large patio door which leads out on to the garden, cornice, radiator, centre light, carpet

flooring.

Kitchen/Breakfast Room 6.14 x 3.69 (20'2" x 12'1")

A good size room fitted well with ample wall and base units with space for appliances and plumbing for a washing machine and dishwasher, laminate worktops with single bowl stainless steel sink with mixer tap, Leisure range slot in large cooker with five burner gas rings, hotplate, fan assisted electric oven, grill and oven and utensil drawer. The range style cooker also has a glass lid, when open can be used as a splash back. There is a window overlooking the garden with a UPVC door leading out to the garden, two centre lights, one triple spotlight, radiator, tiled flooring. There is ample room for a

Cloakroom 1.95 x 1.36 (6'5" x 4'6")

This is fitted with a 2 piece suite comprising of WC and pedestal wash hand basin with tiling behind. There is a window to allow in natural light, cornice, radiator, vinyl flooring.

Upper Level

Open tread carpeted staircase leading to upper level.

Master Bedroom 4.56 x 3.86 (15'0" x 12'8")

This large double bedroom is situated to the front of the property with lovely views over the River Tay towards Newport and Tentsmuir, ample room for free standing furniture, cornice, radiator, carpet flooring

Bedroom 2 3.58 x 3.88 (11'9" x 12'9")

Spacious double room with large window overlooking the garden, fitted sliding mirrored door wardrobes, cornice, centre lights, radiator, carpet flooring, ample room for free standing furniture.

Bedroom 3 4.74 x 3.66 (15'7" x 12'0")

Large double room with window allowing in plenty natural light, ample room for free standing furniture, centre light, cornice, radiator, carpet flooring.

Bedroom 4 3.74 x 2.84 (12'3" x 9'4")

Another spacious double room with window overlooking the garden, ample room for free standing furniture, cornice, centre light, radiator, carpet flooring.

Family Bathroom 3.73 x 3.05 (12'3" x 10'0")

This very spacious bathroom is fitted with a four piece suite consisting of WC, pedestal wash hand basin, corner bath and tiled shower cubicle with electric triton shower. With the correct planning permission in place, this room could be divided in two to make an en suite for the master bedroom.

External

The front garden has a lawn with borders consisting of shrubs and plants, a greenhouse and garden shed is situated to the left of the house. The rear and side gardens have areas of lawn, shrubs and plant borders and a paved patio. There is also a single garage with up and over door which is accessed from Old Craigie Road.





