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8 Mayfield Grove

| Dundee | DD4 7GZ

Offers Over £310,000

# 8 Mayfield Grove

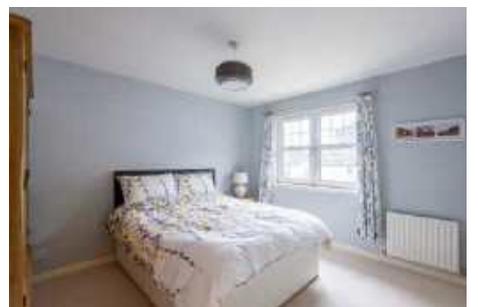
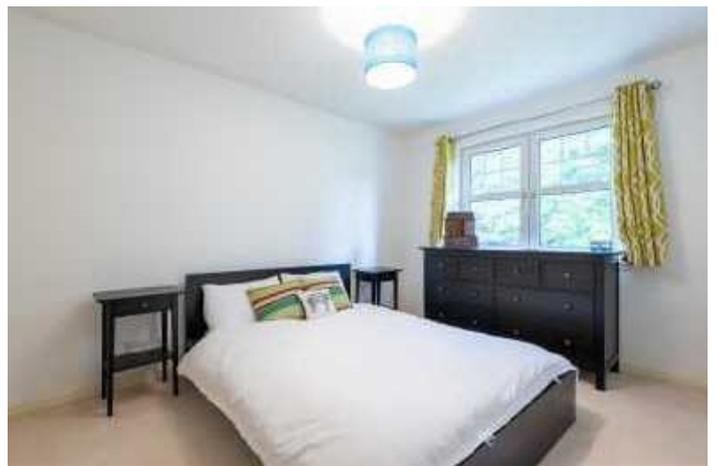
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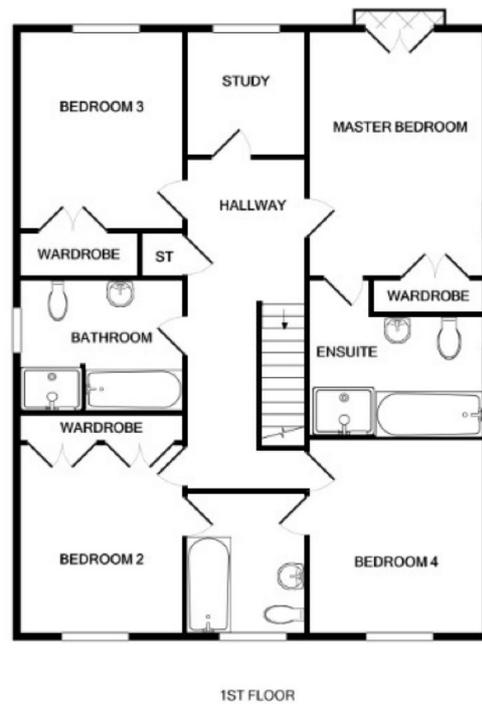
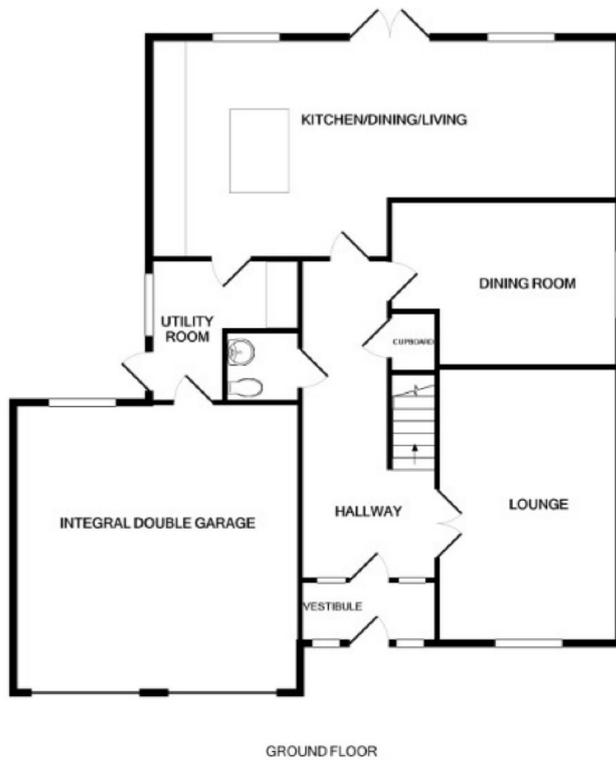
Exceptional opportunity to purchase this modern and very spacious detached villa located within a popular residential development of similarly styled homes. Backing on to the High School Of Dundee playing fields the area is ideal for: supermarkets, retail parks, commuter bus routes, city centre, both universities, schools, central Dundee and Broughty Ferry. The well-presented accommodation comprises: vestibule, hallway having a large storage cupboard, lounge, dining, cloakroom, large kitchen/dining/family, useful utility, study, family bathroom, Jack and Jill bathroom and four double bedrooms with the master featuring a four piece bathroom suite plus Juliet Balcony. The comprehensive list of attributes includes: double glazing, gas fired central heating, wood panelled doors, fitted wardrobes, carpets, light fittings, living flame gas fire in lounge, mains showers, ceiling cornices, integrated double oven, hob, extractor, dishwasher, fridge and freezer. Externally vehicular needs are catered for by a Monobloc driveway and double integrated garage. There is a lawn to the front whilst the enclosed rear garden features: lawn, patio, mature trees, established borders, shed and low maintenance area. Offering spacious accommodation within a sought-after location early viewing is highly recommended. EPC Rating - C.

- Quality Detached Villa
- Popular Location
- Vestibule; Hallway; Cloakroom
- Lounge; Dining
- Kitchen/Dining/ Family; Utility
- Bathroom; Jack And Jill Bathroom
- Study/Bedroom 5
- Four Bedrooms- One En-Suite
- Double Garage; Garden
- GCH; DG; EPC - C





Lounge	17'9 x 11'0	5.41m x 3.35m
Dining	14'0 x 9'10	4.27m x 3.00m
Kitchen/Family/Dining	29'1 x 13'1	8.86m x 3.99m
Cloakroom	5'4 x 4'7	1.63m x 1.40m
Utility	16'9 x 10'10	5.11m x 3.30m
Bathroom	9'0 x 7'5	2.74m x 2.26m
Bedroom 1	15'2 x 11'0	4.62m x 3.35m
En-Suite	11'2 x 9'0	3.40m x 2.74m
Bedroom 2	12'3 x 11'0	3.73m x 3.35m
Jack And Jill Bathroom	9'1 x 8'8	2.77m x 2.64m
Bedroom 3	12'7 x 9'3	3.84m x 2.82m
Bedroom 4	12'3 x 9'6	3.73m x 2.90m



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