

# **Lawson, Coull & Duncan**

*Solicitors*

## **PROPERTY FOR SALE**



**57 ABERDOUR PLACE, BROUGHTY FERRY, DUNDEE, DD5 2LJ**

**OFFERS OVER £128,000.00**

**EPC – E**

This mid-terraced two bedroom property is situated within a residential area of similar style properties. The property has been well maintained throughout and benefits from an enclosed private garden. Located in the well sought after area of Barnhill, there is easy access to many amenities including Nursery, Primary and Secondary schooling, Post Office and grocery stores. The property is also a short walk from the Esplanade providing walks along from Broughty Ferry to Monifieth. There are also commuting links to Dundee City Centre and surrounding towns via bus and train links.

This property would be an ideal first time home or for those looking to downsize.

Viewing is highly recommended.

### **THE ACCOMMODATION COMPRISES:-**

#### **ENTRANCE HALLWAY**

A uPVC and glass door opens to the hallway. Large storage cupboard. Telephone point. Laminate flooring. Radiator. Two sockets. The carpeted staircase leads to the first floor accommodation.



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## **LOUNGE**

(15'4" x 11'1" approx.)

A Georgian door opens into the living room with carpet flooring. Radiator. Television aerial. Four sockets. The large window and Georgian door provide natural light through from the conservatory.

Large storage cupboard under the stairs (3'4" x 3'2" approx.)

## **KITCHEN**

(13'6" x 8'11" approx.)

Good size kitchen with window looking over the rear garden. Fitted wall and base units with integrated stainless steel sink. Freestanding electric cooker included. Space and plumbing for washing machine and fridge freezer. Laminate flooring. Tiled backsplash. Two storage cupboards with shelves. Two sockets.



## **CONSERVATORY**

(9'4" x 6'4" approx.)

Attractive room with views of the rear garden and access via the glass door. Fitted blinds. Linoleum flooring. Radiator. Two sockets.



While these particulars are believed to be correct they are not guaranteed by the seller, or the agents, and do not form part of an offer or a contract



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## **UPPER HALLWAY**

Linen cupboard with cold water tank. Carpet flooring. Window. Socket. Radiator.



## **DOUBLE BEDROOM I**

(11'2" x 12'1" approx.)

Spacious and bright double bedroom looking over the rear garden. Fitted curtains and blinds. Carpet flooring. Two sockets. Radiator.

## **DOUBLE BEDROOM II**

(12'1" x 9'11" approx.)

Another good size bedroom looking over the rear of the property. Carpet flooring. Fitted blinds and curtain. Two sockets.

## **SHOWER ROOM**

(6'4" x 5'1" approx.)

Modern fitted suite with walk-in shower cubicle, white vanity unit with storage cupboard, w.c. and wash hand basin. Partially tiled walls and wet wall. Tiled flooring. Wall mounted fan heater. Frosted window.



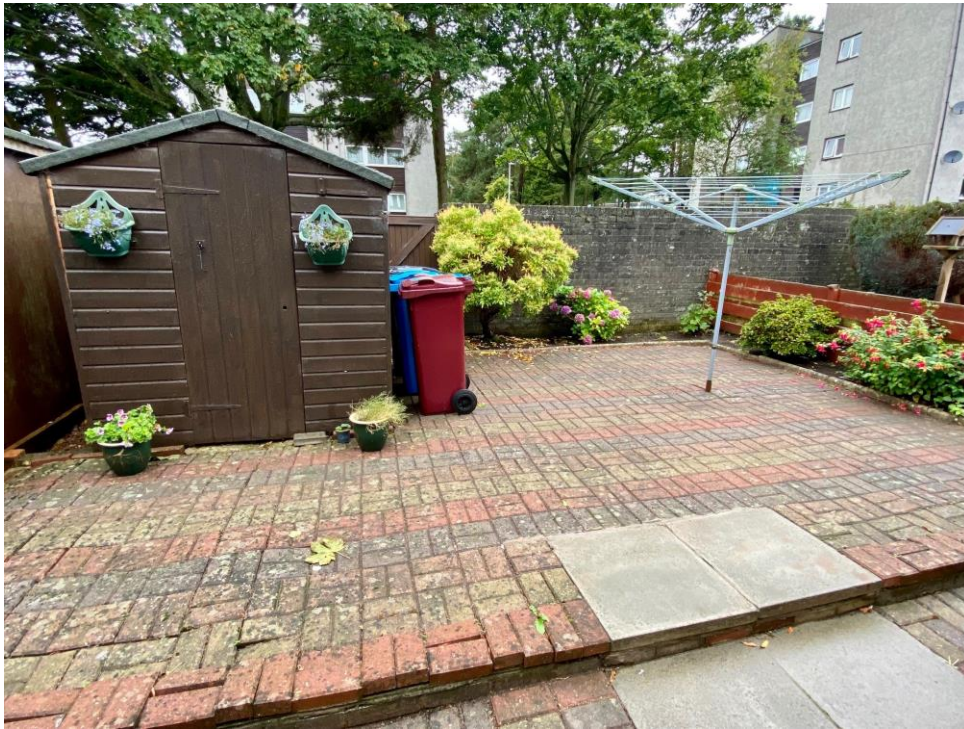
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## **GARDEN**

The property enjoys the use of a well maintained private garden to the rear. The garden is laid with Monobloc and is edged with a mature flower bed. The garden is fully enclosed and includes a wooden shed and greenhouse.



## **SELLERS:-**

Client of Lawson Coull & Duncan.

## **DATE OF ENTRY:-**

By arrangement.

## **VIEWING:-**

Contact Selling Agents on (01382) 227555 or [solicitors@lawsoncoull.co.uk](mailto:solicitors@lawsoncoull.co.uk) to arrange an appointment or to obtain a copy of the Home Report. Particulars may also be obtained from the Selling Agents or Tayside Solicitors Property Centre, 9 Whitehall Crescent, Dundee.

## **HOW TO GET THERE:-**

Travelling out of the City Centre along East Dock Street, continue along Broughty Ferry Road. At the traffic lights continue straight on, then at the roundabout take the third exit on to Dundee Road West. Continue straight for almost 3 miles, travelling along Dundee Road and Monifieth Road. Turn left on Abertay Street and then turn right on to Strathmore Street. Take the first left on to Abercromby Street then take the first right on to Aberdour Place.



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