

Offers Over £260,000





- Semi Detached Villa
- Living Room
- Dining Room
- Kitchen
- Utility Room & WC
- 4 Double Bedrooms
- Family Bathroom
- Gas CH, Dbl Glaz
- Driveway, Garage
- Gardens

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A spacious semi-detached villa offering comfortable family sized accommodation over two levels. The property is located on an enviable plot at the end of a cul-de-sac with open views to the rear. The immediate area is well served by recreational facilities, including the nearby Trottick Ponds, Caird Park and the Regional Performance Sports Centre. Amenities can be found nearby, including supermarkets and good transport links. Schooling at primary and secondary levels can be found within easy reach. The city centre offers a range of major facilities and further transport connections.



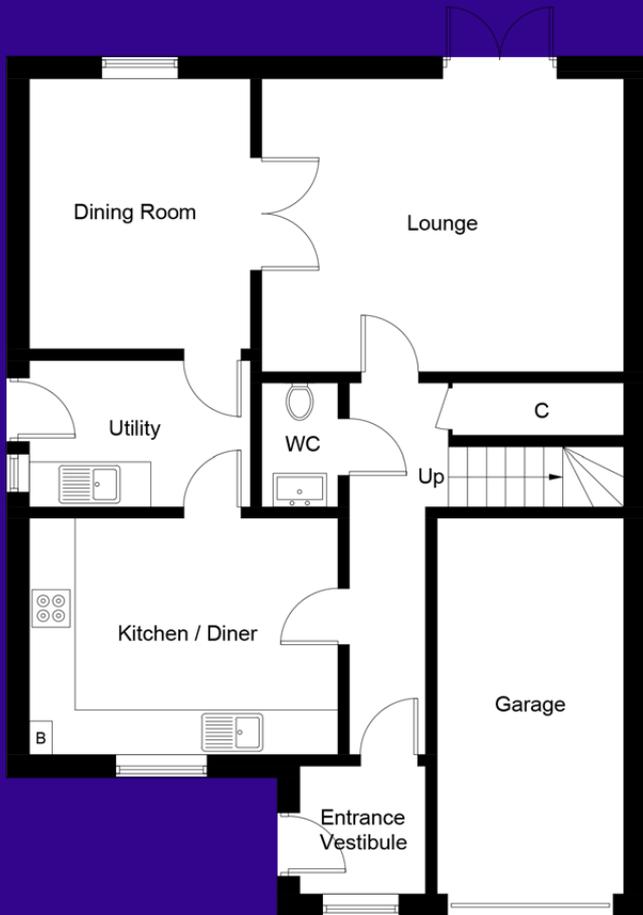


The property benefits from double glazing and gas central heating with the accommodation access by an entrance vestibule. The main hallway has a fitted under stair storage cupboard and leads through to the living room. French doors from the living room lead out to the south facing rear garden while double doors lead through to the dining room. The dining room enjoys an outlook to the rear and is also access from the utility room. The kitchen diner has a range of fitted units and has space for table and chairs. The utility room has fitted units and integral sink with a door leading out to the rear garden. A WC is also located on the ground floor while stairs lead to the upper

floor. The upper landing gives access to four double bedrooms with one having an en suite shower room. All four bedrooms have fitted storage space. A family bathroom with shower over bath is also located on the upper floor.

Monobloc is laid to the front of the property and provides off-street parking for a number of vehicles. The integral garage is access from the front of the property and benefit from power and light. The generous, south facing rear garden is laid in lawn together with two paved patio areas. There is also a drying area laid in stone chips with fitted rotary clothes dryer.





Ground Floor



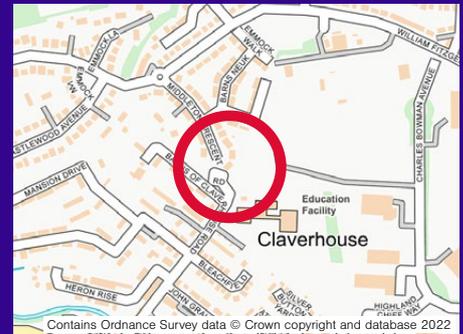
First Floor



## Accommodation (measurements are approx)

Living Room	3.79m x 4.71m	(12'5" x 15'5")
Dining Room	2.97m x 3.79m	(9'9" x 12'5")
Kitchen Diner	3.18m x 4.11m	(10'5" x 13'6")
Utility Room	1.79m x 3.05m	(5'10" x 10'0")
WC	1.04m x 1.79m	(3'5" x 5'10")
Bedroom	3.19m x 4.25m	(10'6" x 13'11")
Bedroom	2.80m x 4.32m	(9'2" x 14'2")
Bedroom	3.20m x 3.81m	(10'6" x 12'6")
Bedroom	2.80m x 3.80m	(9'2" x 12'6")
Bathroom	2.13m x 1.75m	(7'0" x 5'9")
Ensuite	1.62m x 1.76m	(5'4" x 5'9")





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DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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