

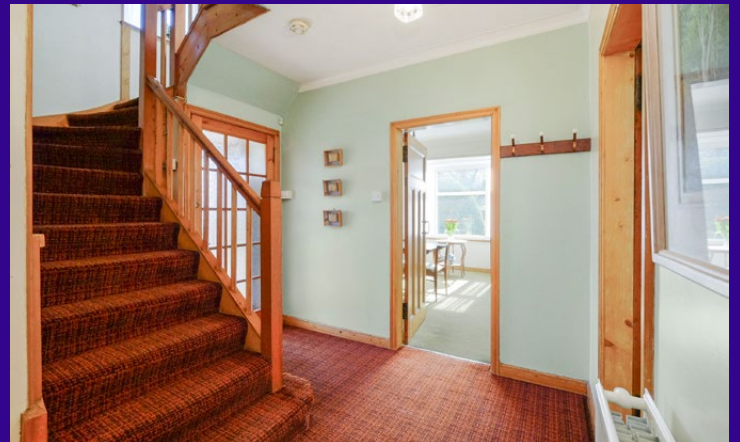
Blackadders

Offers over £200,000








Cherry Croft, 2 Foster Road,  
Dundee, DD3 8LH

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- Semi Detached Villa
- Kitchen
- Gas Central Heating
- Lounge
- Bathroom
- Attractive Gardens
- Dining Room
- 4 Bedrooms
- Driveway, Garage

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This is a substantial and most attractive semi detached villa (circa 1920) affording deceptively spacious and comfortable family accommodation on two levels. The property is prominently sited on an excellent corner site lying within well-tended and mature garden grounds. The subjects retain many period features including fine original timberwork making internal viewing essential.

The accommodation comprises on the ground floor: entrance vestibule, reception hallway, impressive lounge, dining room, kitchen and bathroom. An attractive turn stair with natural timber handrail and balustrade leads to the upper level affording four bedrooms (two to the front and two to the rear). It should be noted also that there is a sizable floored loft space with access via Ramsay style ladder. The kitchen is well equipped with fitted wall and floor units and all white goods are included. There is also room for a table and chairs. The bathroom has a three-piece suite with extensive tiling. Both the lounge and dining room provide fine aspects on to the private gardens. Gas fired central heating is installed.

Externally and to the front of the property there is a large mature shaped lawn interspersed with various mature trees and conifers all bounded by hedging. The rear garden grounds are well maintained and comprise a lawn with rockery. There is also a single garage with concrete floor and up and over door with access via sizable gated drive providing excellent off-street parking. The subjects extend to around 123sqm or thereby and are well located approximately two and half miles north of Dundee City Centre. It lies within easy reach of the Kingsway and excellent local amenities including schooling.

This is a wonderful home of character.





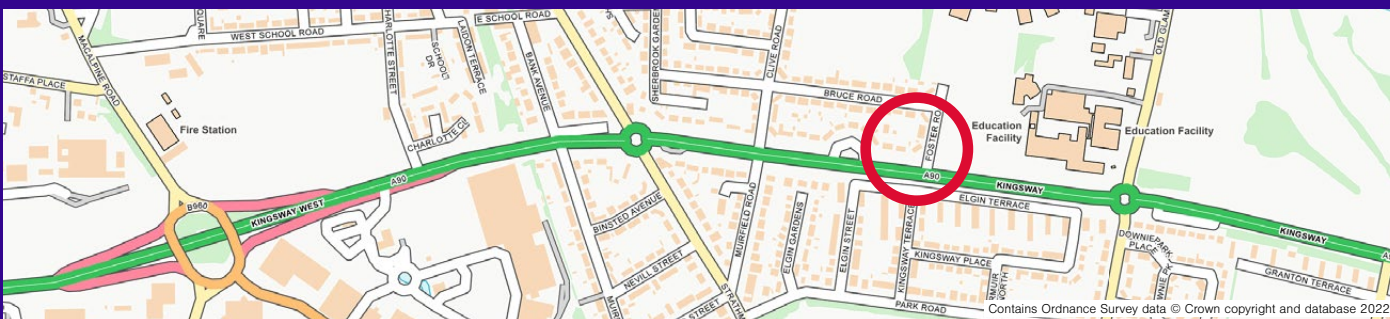
Ground Floor



First Floor

## Accommodation (measurements are approx)

Living Room	4.33m x 4.28m	(14'2" x 14'1")
Dining Room	3.98m x 4.09m	(13'1" x 13'5") into bay
Kitchen	2.15m x 3.70m	(7'1" x 12'2")
Bathroom	2.02m x 2.10m	(6'8" x 6'11")
Bedroom 1	3.40m x 4.05m	(11'2" x 13'3")
Bedroom 2	2.43m x 4.08m	(8'0" x 13'5")
Bedroom 3	4.32m x 3.15m	(14'2" x 10'4")
Bedroom 4	3.48m x 3.01m	(11'5" x 9'11")



### Aberdeen

6 Bon Accord Square, Aberdeen AB11 6XU

Tel: 01224 452750

### Dundee

30 & 34 Reform Street Dundee DD1 1RJ

Tel: 01382 342222

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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