

Blackadders

Offers Over £215,000








blackadders.co.uk

95 Blackness Road,
Dundee, DD1 5PD



- End Terraced Villa
- Popular Location
- Lounge
- Dining Kitchen
- Utility Room
- 3 Bedrooms
- En Suite
- Bathroom
- Garden
- Garage

	3
	2
	1
	C
	E



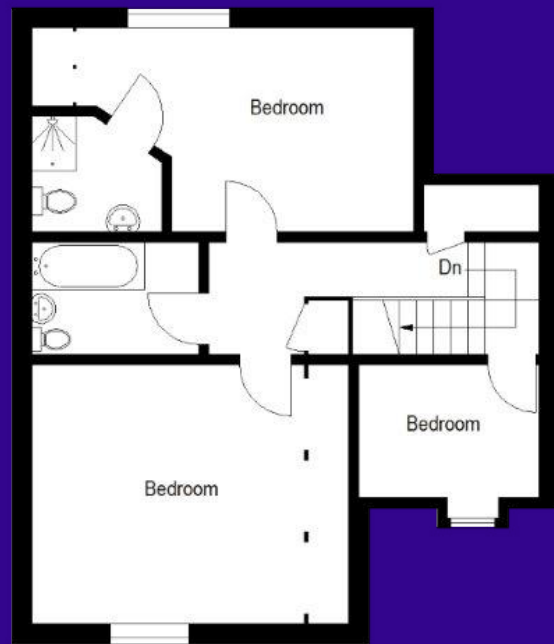
This is an attractive end terraced villa affording comfortable and bright accommodation throughout. The property is very pleasantly situated forming part of a small cul-de-sac of similar homes. It lies within easy reach of the city centre and universities.

The accommodation comprises on the ground floor; Entrance Hallway, Lounge, spacious Dining Kitchen, WC and Utility Room. A turn stair leads to the upper level, branching right on mid landing to Bedroom 3. The first floor affords two further bedrooms (master ensuite shower) and bathroom.





Ground Floor



First Floor

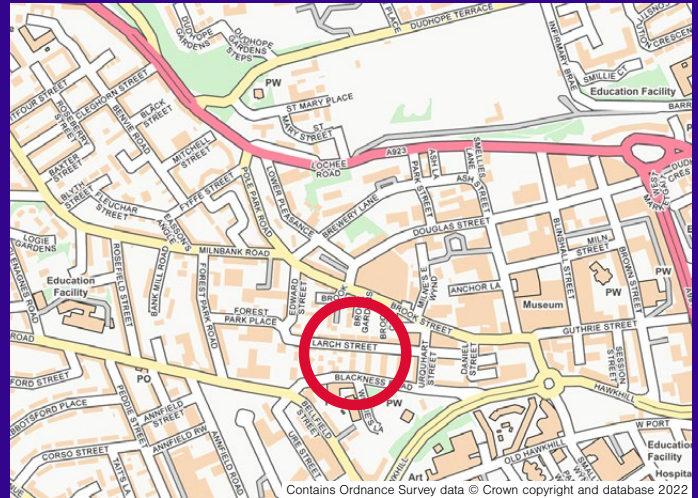
Accommodation (measurements are approx)

Lounge	4.60m x 4.62m	(15'1" x 15'2")
Dining Kitchen	2.87m x 5.55m	(9'5" x 18'3")
Utility Room	2.00m x 2.44m	(6'7" x 8'0")
Bedroom 1	2.95m x 4.86m	(9'8" x 15'11")
En Suite	1.60m x 1.96m	(5'3" x 6'5")
Bedroom 2	3.93m x 5.54m	(12'11" x 18'2")
Bedroom 3	2.52m x 3.53m	(8'3" x 11'7") at largest
Bathroom	1.92m x 2.69m	(6'4" x 8'10")

The lounge is spacious and the dining kitchen provides ample room for a table and chairs. The kitchen is well equipped with fitted units, gas hob, extractor and oven. Patio doors lead from the dining area to outside. All bedrooms are spacious with the master featuring an en-suite shower room. Bedroom 3 is currently utilised as a study. The house also benefits from ample storage cupboards and wardrobes.

Externally there is a sizable area of ground to the rear mainly laid in grass bounded by timber fence and wall. There is a double paviour drive to front and a single garage with power and light.

This is a fine and deceptively spacious villa making viewing essential.



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.

property@blackadders.co.uk