

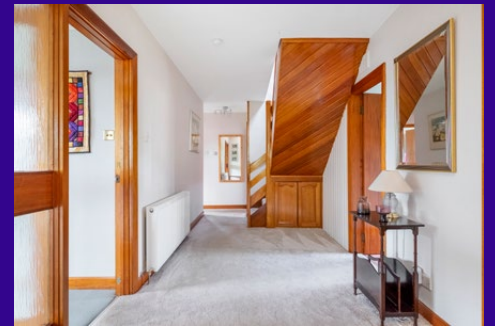
Offers Over £310,000

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8 Kinrossie Terrace,
Dundee, DD3 9RL



- Detached Villa
- Dining Kitchen
- Shower Room
- Popular Residential Area
- 4 Bedrooms
- Large Attic
- Lounge
- Study
- Gas CH/DbI Glaz
- Dining Room
- Bathroom



4



2



2



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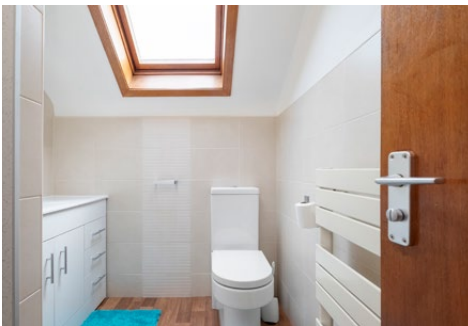
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This is a highly desirable and substantial detached villa affording comfortable and adaptable accommodation on two levels. The property is prominently sited lying on a generous corner plot within an established residential area towards the north of the city. The subjects afford accommodation on two levels and were erected by Messrs Bet Holmes to their Nairn design around 1972.

The accommodation comprises on the ground floor level entrance vestibule, hallway, lounge, dining room, kitchen, three bedrooms, bathroom with shower and WC. The turn stair leads to the upper level affording upper hallway, double bedroom, shower room with WC, study and a most useful large attic store off. This area could be further converted to afford further accommodation if so desired.





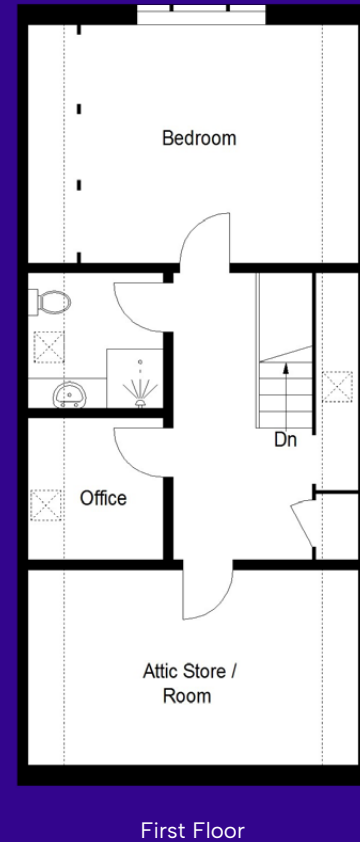
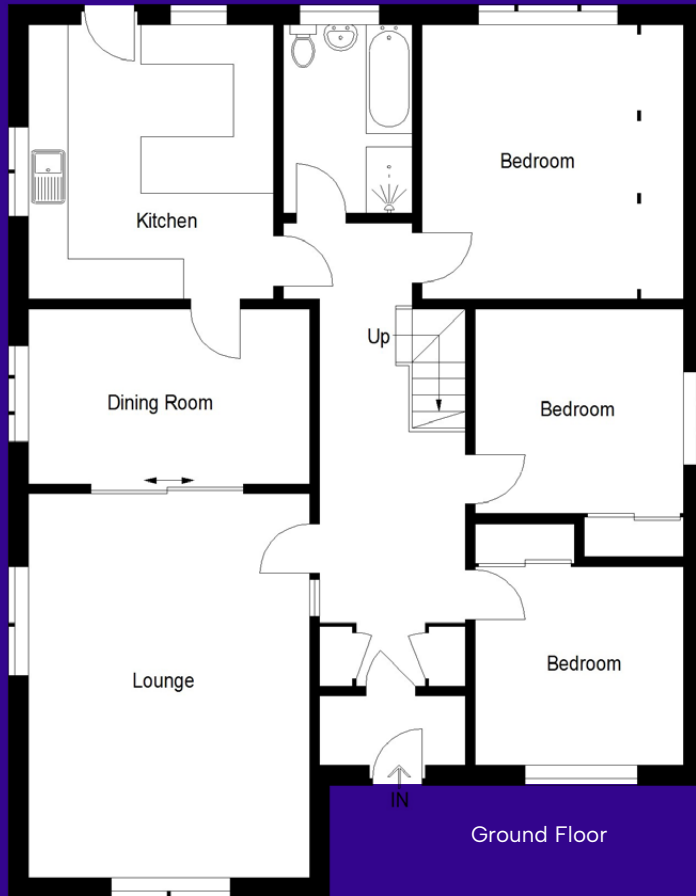
Gas fired central heating is installed backed up by double glazing.

To the side of the property there is a single garage with up and over electric door. Access is via a large paved drive with hard styling providing excellent off-street parking. The garden grounds have been beautifully tended with the front garden comprising a large front shaped lawn interspersed by colourful

rockeries bounded by a low brick built wall. Westmost there is a further lawn bounded by high brick wall leading to the rear garden grounds featuring an attractive landscape with lawn and patio/ terrace.

This is a particularly attractive and substantial family home and viewing is essential.





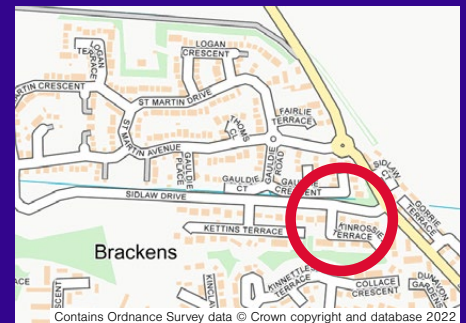
 = Reduced headroom below 1.5m x 5'0

Accommodation (measurements are approx)

Living Room	4.26m x 6.09m	(14'0" x 20'0")
Dining Room	3.03m x 4.24m	(9'11" x 13'11")
Dining Kitchen	3.22m x 3.56m	(10'7" x 11'8")
Bedroom	3.11m x 3.77m	(10'2" x 12'4")
Bedroom	3.10m x 3.18m	(10'2" x 10'5")
Bathroom	1.96m x 2.46m	(6'5" x 8'1")

Bedroom	2.76m x 3.55m	(9'1" x 11'8")
Bedroom	3.50m x 4.13m	(11'6" x 13'7")
Study/Bedroom	2.20m x 2.37m	(7'3" x 7'9")
Shower Room	1.70m x 1.80m	(5'7" x 5'11")
Attic Room	4.49m x 5.11m	(14'9" x 16'9")





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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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