






Offers Over £300,000







- Detached Villa
- Sought After Location
- Living Room
- Dining Room
- Conservatory
- Kitchen
- 3 Bedrooms
- Bathroom
- WC
- Double Garage
- Gardens

	3
	1
	3
	D
	E



A spacious detached villa located in a sought-after residential area to the west of Dundee. The property is conveniently positioned for access to Ninewells Hospital and the West End of Dundee which offers a range of bars, restaurants and shopping facilities. There are recreational amenities nearby, while the property lies on a bus route which connects with various parts of the city. The City Centre offers further major facilities, as well as major transport connections.

Benefits of this property include double glazing and gas central heating. The accommodation is accessed by an entrance vestibule that leads to the main hallway. The living room has a south facing bay window, a further west facing window and enjoys a wood burning stove. The dining room enjoys an east facing window and has double doors leading through to the conservatory which gives access to the rear garden. The kitchen has a range of modern units and has a door leading to the west side of the property. A double bedroom is located on the ground floor and enjoys a south facing aspect. The WC completes the ground floor accommodation. The upper landing gives access to two further double bedrooms and a spacious bathroom with a free standing bath and a separate shower unit.





The property occupies a generous corner plot with the front garden being laid mainly in lawn. The driveway is accessed from the front of the property and leads to the double garage. The rear garden is laid mainly in lawn together with an elevated patio. Mature plants and shrubbery are also located in the rear garden.



## Accommodation (measurements are approx)

Living Room	3.76m x 4.40m	(12'4" x 14'5")
Dining Room	3.60m x 3.93m	(11'10" x 12'11")
Conservatory	3.33m x 3.61m	(10'11" x 11'10")
Kitchen	2.75m x 3.77m	(9'0" x 12'4")
Bedroom	3.11m x 4.41m	(10'2" x 14'6")
Bedroom	3.00m x 3.94m	(9'10" x 12'11")
Bedroom	2.53m x 3.52m	(8'4" x 11'7")
Bathroom	2.75m x 3.74m	(9'0" x 12'3")
WC	0.84m x 1.86m	(2'9" x 6'1")



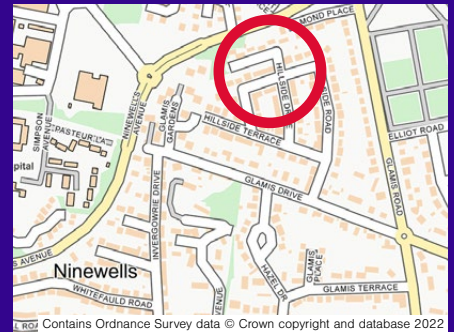
Ground Floor



First Floor







### 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](mailto:property@blackadders.co.uk)