

Offers Over £120,000

Blackadders








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6 St Fillan's Place,
Dundee, DD3 9HZ



- Semi Detached Villa
- Good location
- Living/Dining Room
- Kitchen
- 3 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Gardens
- Driveway

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This is an attractive semi detached villa affording spacious family accommodation on two levels. The property forms part on an established residential area lying approximately 3 miles north of Dundee City Centre. The subjects comprise on the ground floor;

Hallway, Spacious Living/Dining Room,

Fitted Kitchen and Bathroom with 3-piece contemporary suite. A turn stair leads to the upper level comprising 3 well-proportioned bedrooms.

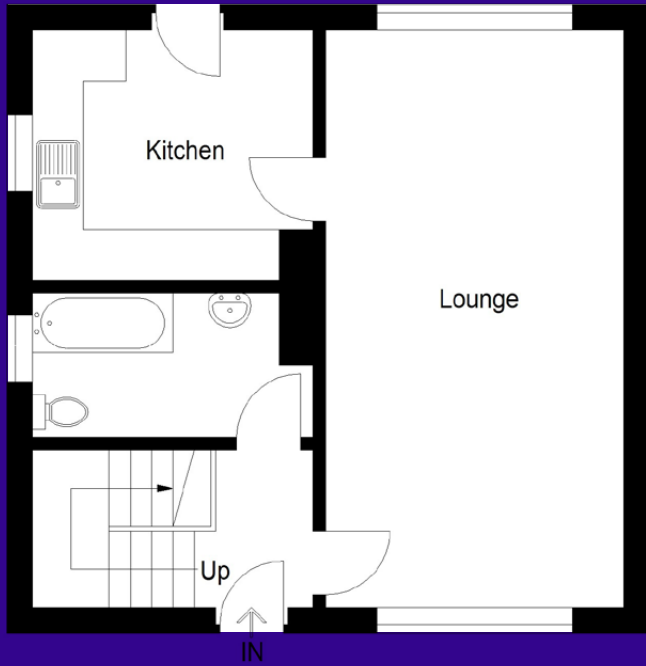
The property lies within sizable garden ground and there is off street parking to the front. The rear gardens comprise a patio with large drying green, lawn and

further lower terrace. The rear garden is bounded by a brick-built wall and hedge.

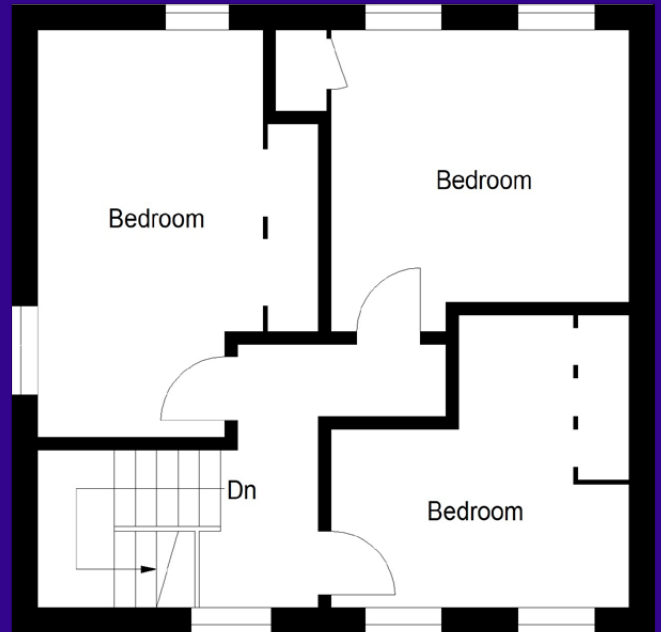
Gas Fired Central Heating is installed backed up by double glazing.

The property is of a non-traditional construction known as 'Blackburn'. Lending facilities may be slightly restricted.





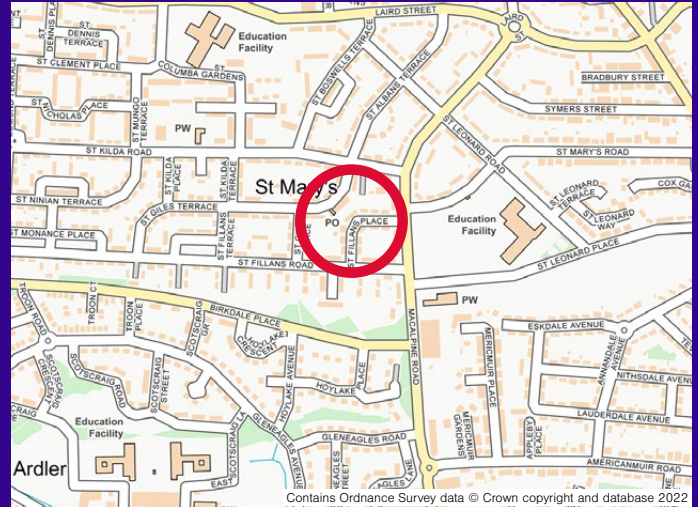
Ground Floor



First Floor

Accommodation (measurements are approx)

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|--------------------|---------------|------------------|
| Living/Dining Room | 3.34m x 6.72m | (10'11" x 22'1") |
| Kitchen | 2.87m x 3.32m | (9'5" x 10'11") |
| Bathroom | 1.76m x 3.31m | (5'9" x 10'10") |
| Bedroom | 2.90m x 3.31m | (9'6" x 10'10") |
| Bedroom | 2.79m x 4.74m | (9'2" x 15'7") |
| Bedroom | 3.35m x 3.76m | (11'0" x 12'4") |



Aberdeen

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Dundee

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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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