

Blackadders

Offers Over £225,000








blackadders.co.uk

11 Bradbury Street,
Dundee, DD3 9ES



- Semi Detached Villa
- Living Room
- Sitting Room/Bedroom
- Dining Room
- Kitchen
- Utility Room
- 3 Double Bedrooms
- 4th Bedroom/Study
- Bathroom
- Dbl Glaz, Elec Heat
- Gardens
- Driveway, Timber Garage

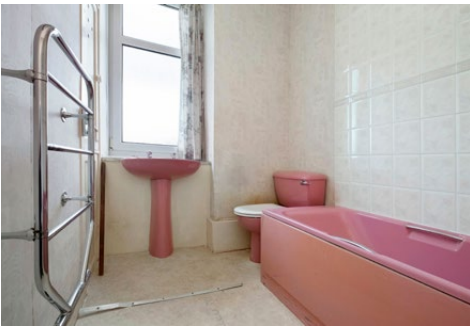
	5
	1
	2
	G
	E



A stone built semi-detached villa located in a cul-de-sac to the north of Dundee. The immediate area has local shops and services as well as good public transport connections. Schooling at primary and secondary levels are within reach while the city centre offers a range of major shopping and recreational facilities.

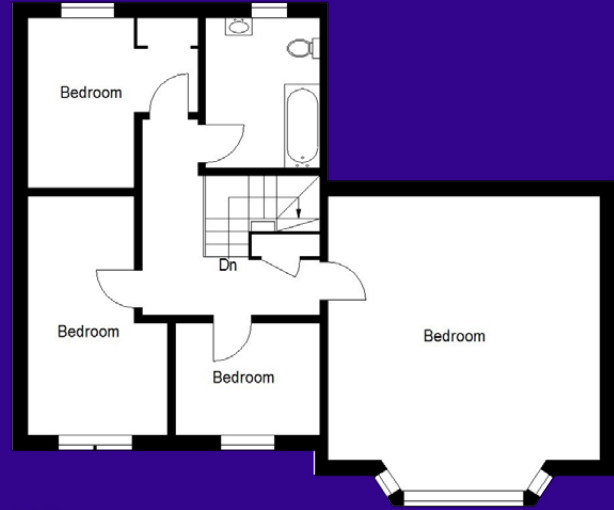
The property has double glazing and electric heating together with many period features including ornate cornicing. The accommodation is accessed by a vestibule which leads to the hallway. The living room has a south facing bay window and ornate cornicing. There is an adaptable room which could form a sitting room or double bedroom.







Ground Floor



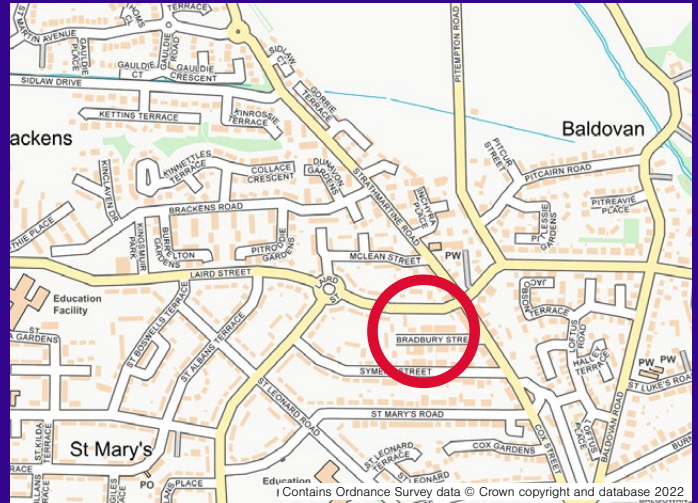
First Floor

Accommodation (measurements are approx)

Living Room	4.48m x 4.20m	
Sitting Room/ Bedroom	3.99m x 3.68m	
Dining Room	3.68m x 3.62m	
Kitchen	4.00m x 2.74m	
Utility Room	2.90m x 1.85m	
Bedroom	4.37m x 3.60m	
Bedroom	4.10m x 2.76m	
Bedroom	3.21m x 2.80m	
Bedroom/Study	2.44m x 2.01m	
Bathroom	2.29m x 1.78m	

The dining room has a view to the rear and allows access to both the utility room and kitchen. The upper landing gives access to three double bedrooms and a single bedroom/study. The bathroom is also located on the upper floor.

The front garden is laid in stone chips together with some plants and shrubbery. The driveway provides off-street parking and leads to the timber garage. The rear garden is laid mainly in lawn together with mature plants, trees and shrubbery.



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