

THREE BEDROOM SEMI-DETACHED VILLA FOR SALE - offers over £185,000  
12 CARDROSS STREET, DUNDEE DD4 9AA



### KEY FEATURES

- Located in a much sought after residential area ● easy access to city centre ●
  - Close to both shops and local amenities
  - main bus route to all parts of Dundee ●
  - Double Glazing ● Gas Central Heating ●

## Description

**Boyles** bring to the market this attractive semi-detached villa in a secluded, sought after residential area, close to schools local shops and easy access to the town centre..

## Accommodation

Lounge, Kitchen/diner, downstairs toilet, 3 Double bedrooms one with ensuite, study, family bathroom. Front and rear gardens.

**LOUNGE:** A good sized family room with front aspect and leading to Kitchen Dining room.

**KITCHEN /DINING ROOM:** A large family room with kitchen area boasting a range of base and wall units and breakfast bar. Gas hob, electric oven and extractor. Door to side entrance of the property and double French doors to the outside rear space.

**MASTER BEDROOM:** A good sized double room with ensuite facilities and front aspect.

**BEDROOM 2:** A good sized double room with rear aspect.

**BEDROOM 3:** Double room with mirrored robes and rear aspect

**STUDY/STOREROOM:** A smaller room which could be used as a study or single bedroom.

**FAMILY BATHROOM:** With toilet, washbasin and bath with shower over.

Storage cupboard on landing.

## Exterior

Front garden laid to slabs and gravel with some mature shrubs, with parking area.

Rear Garden A large outdoor space laid mainly to decking and artificial grass with a gate to the side of the property

## Room Dimensions

Lounge 4.65m x 3.30m	Kitchen/Diner 5.55m x 5.89m
Master Bedroom 4.26m x 3.02m	Bedroom 2 4.05m x 2.47m
Bedroom 3 2.85m x 2.64m	Bathroom 1.98m x 1.68m

All Measurements are approximate.



Call Property Department  
**01382 221214**

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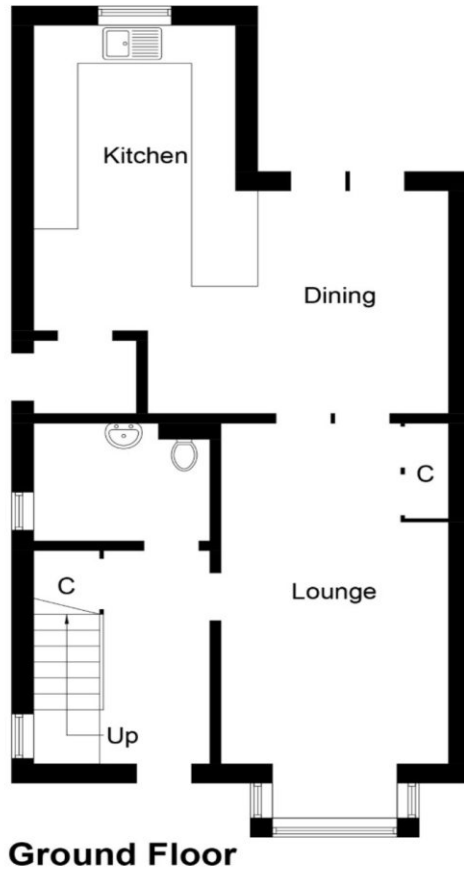
BEDROOM 2



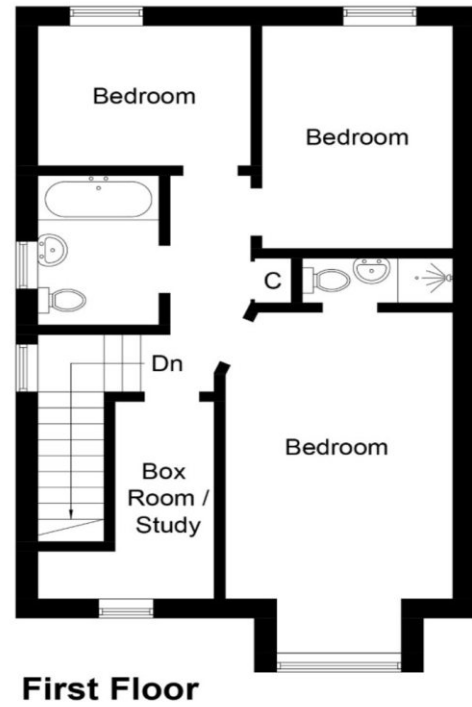
BEDROOM 3

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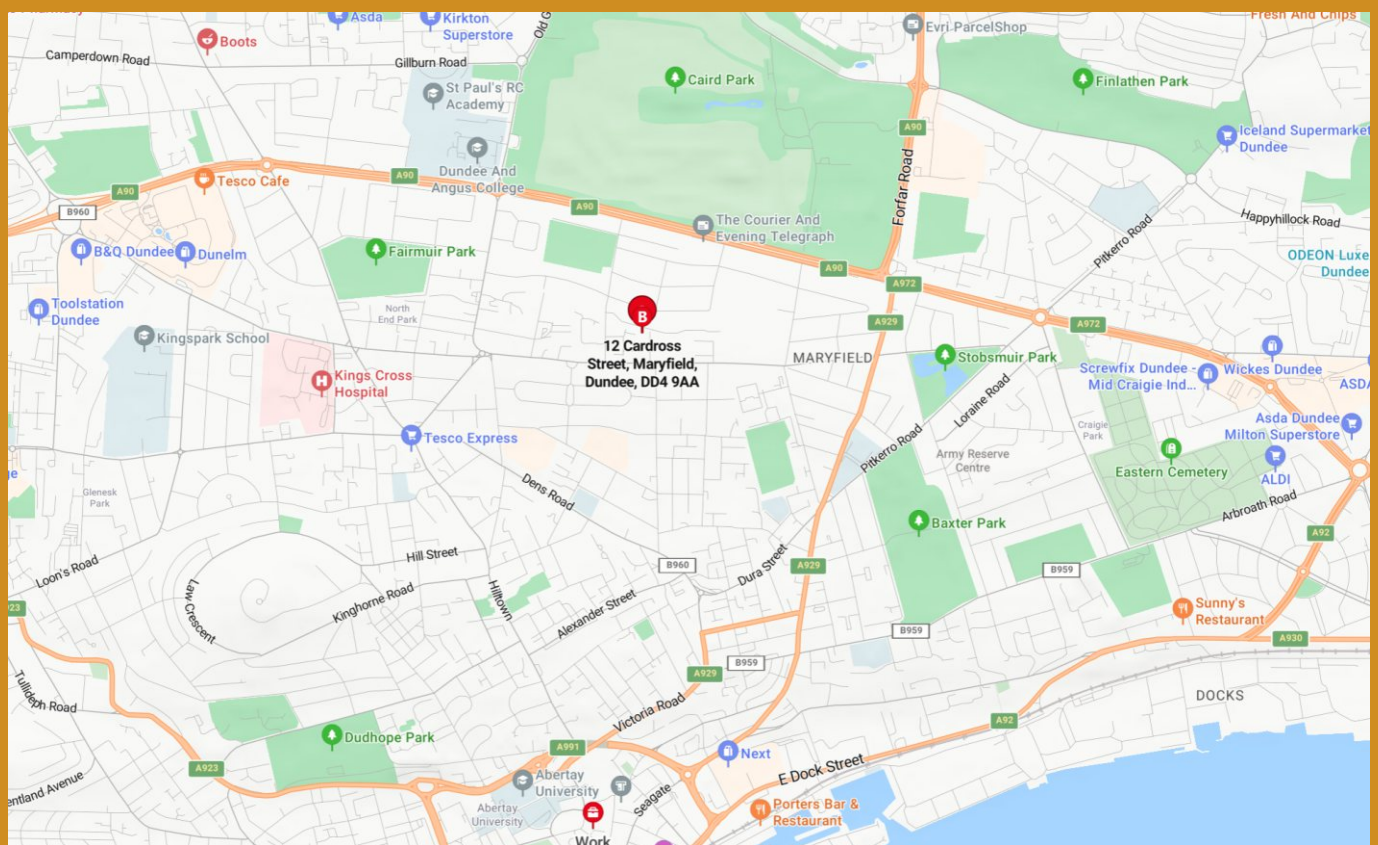
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Ground Floor**



**First Floor**



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