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1 ABERDOUR PLACE, BARNHILL, BROUGHTY FERRY, DUNDEE, DD5 2PJ

Three bedroom end-terraced villa

Electric heating & Double glazing

Ideal family home in much sought after location

Early viewing highly recommended

Price: Offers over £135,000

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

PARTICULARS OF SALE OF 1 ABERDOUR PLACE, BARNHILL, BROUGHTY FERRY

UPVC front door with glass panel.

Hallway:

Fitted carpet. Spotlight. Wall heater. **Cloakroom:** Champagne coloured wc and wash hand basin. Wall mirror. Extractor fan.

Lounge:

19'5" x 11'3" approx. Fitted carpet. Traditional style fire surround with tiled inset and electric fire. Storage heater. Centre light. Louvre blinds. Alcove area with under stair storage cupboard. Ample power points. Patio doors leading to rear garden.



Dining Room:

12' x 10'1" approx.. Fitted carpet. Three wall lights. Louvre blinds. Storage heater and wall mounted heater. Ample power points.



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Kitchen:

12' x 9'3" approx. Fitted base and wall units. Under unit lighting. Laminate worksurface. Integrated induction hob and oven. Plumbed for dishwasher. Heater set in plinth. Pine clad ceiling. Spotlight fitting. Tiled walls and floor. Ample power points.



Utility room:

9'3" x 5'6" approx. Base unit and wall units. Plumbed for washing machine. Pine panelled walls. Striplight. Ample power points. UPVC door leading to rear garden.



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Bedroom 1:

11'3" x 10' approx. Quadruple fitted wardrobes. Fitted carpet. Louvre blinds. Wall mounted heater. Ample power points. **En-suite:** WC and wash hand basin set in vanity unit. Shower cubicle with electric shower. Tiled walls. Laminate flooring. Pine clad ceiling with spotlights.



Carpeted stair leading to:-

Upper landing:

Fitted carpet. Shelved airing cupboard. Spotlight. Power point.

Bedroom 2:

12' x 11'4" approx. Fitted carpet. Quadruple wardrobes. Under window fitted unit with drawers. Centre light. Louvre blinds. Ample power points.



Bedroom 3:

12'1" x 10' approx. Fitted carpet. Wall heater. Centre light. Ample power points.

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Bathroom:

White bathroom suite comprising wc, wash hand basin and bath with electric shower over and glass shower screen. Tiled walls with inset mirror. Laminate flooring. Strip spotlight.



Outside:

Fully enclosed rear garden. Paved with raised border with shrubs. Brick built outhouse with light and power and fitted base and wall units providing extensive storage.

Viewing:

By arrangement through Solicitor on 01382 201964.

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