

## **RICHMOND & Co.**

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# **5A CASTLEWOOD BRAE, DUNDEE, DD4 9FR**

**Four bedroom semi-detached villa with integral garage**

**Double Glazing**

**Gas Central Heating**

**Ideal family home**

**Early viewing highly recommended**

**Offers over £275,000**

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 5A CASTLEWOOD BRAE, DUNDEE**

Hardwood front door with stained glass inset.

## **Vestibule:**

Karndean flooring. Cloakroom cupboard housing hot water boiler and meter boxes. Arched window. Ample power points. Light. Glass panel door leading to:-

## **Hallway:**

Karndean flooring. Twin ceiling lights. Under stair cupboard providing extensive storage facility. Radiator. Ample power points. Carpeted stairs leading to upper floor.



## **Cloakroom:**

White wc and wash hand basin. Karndean flooring. Centre light. Radiator.

## **Lounge:**

Approx. 18'3" x 12'5". Karndean flooring. Radiator, Two ceiling lights. Ample power points. French doors with venetian blinds leading to rear garden.



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## Dining area:

Approx. 12'5" x 11'3". **Open plan from Lounge.** Karndean flooring. Radiator. Centre light. Venetian blinds. Ample power points.



## Dining Kitchen:

Approx. 14'0" x 12'10". Fully fitted kitchen with lime green base and wall units. Stainless steel sink. Glass splashback. Integrated double electric oven, gas hob with extractor hood, Integrated fridge and freezer. Marble effect worktop. Karndean flooring. Spotlights. Venetian blinds. Radiator. Ample power points.



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### Utility room leading from kitchen:

Approx. 12'5" x 5'11". Fitted base and wall units. Vinyl flooring. Stainless steel sink. Plumbed for washing machine and vented for tumble drier. Centre light. Radiator. Ample power points.



### Study:

Approx. 11'8" x 6'10". Fitted carpet. Radiator. Venetian blind. Centre light. Shelved cupboard providing ample storage. Ample power points.



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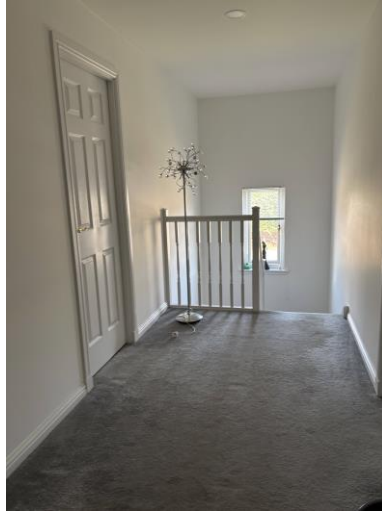


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**Carpeted stair leading to:-**

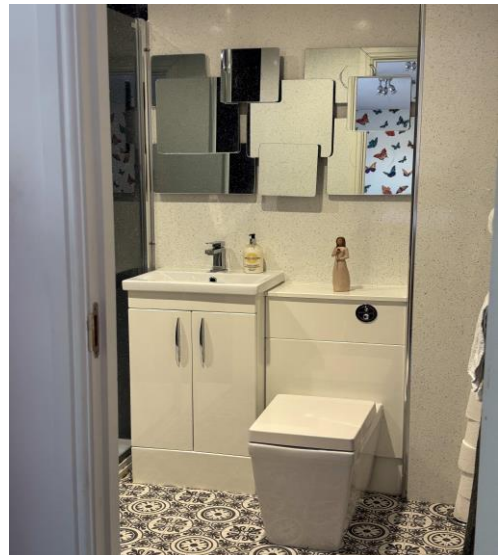
**Upper landing:**

Fitted carpet. Ceiling light. Large walk in cupboard providing extensive storage. Window with venetian blind. Ample power points. Access to attic with pull down ladder.



**Master bedroom with en-suite:**

Approx. 14'6" x 11'11". Fitted carpet. Large walk in wardrobe/dressing area. Two spotlights. Radiator. Venetian blinds. Ample power points.



**En-suite:**

Approx. White wc and wash hand basin set in vanity unit. Walk in Shower unit with mains shower and wet wall. Spotlights. Panelled ceiling. Heated towel rail.

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### Bedroom 2:

Approx. 13'3" x 10'10". Fitted carpet. Fitted double wardrobe with mirror doors. Centre spotlight. Radiator. Ample power points.



### Bedroom 3:

Approx. 11'7" x 10'7". Fitted carpet. Centre light. Radiator. Ample power points.



### Bedroom 4:

Approx. 14'3" x 12'6". Fitted carpet. Fitted double wardrobe with mirror doors. Centre light. Radiator. Ample power points.

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### **Bathroom:**

White three piece bathroom suite incorporating wc, wash hand basin and bath. Tiled walls. Vinyl flooring. Radiator.



### **Outside:**

Front garden laid in lawn with monobloc driveway and ample parking. Integral garage with power and light. Large rear garden laid in lawn.



. **Viewing:** By appointment through Solicitor on 01382 201964.

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