

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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12 Plockton Terrace, Gowrie Park, Dundee DD2 4TS

- **Semi Detached Villa**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Dining Room**
- **3 Bedrooms**
- **Shower Room**
- **Gas Central Heating & Double Glazing, EPC D**
- **Gardens, Driveway & Garage**

Offers over £165,000

This semi-detached villa (Betts Huntly) is situated in a cul de sac in a popular residential location convenient for Ninewells Teaching Hospital, Dundee Universities, Technology park. shops schools, and the A90 Kingsway Dundee arterial route.

The property offers spacious well-proportioned accommodation on two floors, and benefits from double glazing, and gas fired central heating with combi boiler.

Externally there is driveway parking for a number of vehicles and a detached garage with power and light. The front garden is laid to lawn, and the rear garden is laid to lawn with mature trees, shrubs and with patio area.

This is an excellent opportunity to obtain a home of this style and location, and viewing is highly recommended.

Entrance Vestibule: Double glazed exterior door. Staircase to upper floor accommodation.

Lounge: Approx. 4.4m x 3.2m. Spacious public room. Double glazed window looking to front.



Kitchen:

Approx. 2.5m x 2.47m. Fitted with a range of floor, drawer and high-level storage units. Oven, hob and extractor hood. Plumbed for washing machine. Sink and drainer with mixer tap. Cupboard housing central heating combi boiler. Double glazed window to rear. Folding door into dining room.

**Dining Room:**

Approx. 2m x 3.5m at widest, Double-glazed window to rear. Under stair recess with light.

**Upper Floor
Accommodation:**

Hatch to loft space.

Shower Room:

Approx. 1.82m x 1.9m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Part tiled, part wet wall. Double glazed window to rear. Chrome ladder style towel rail.



Bedroom 1:

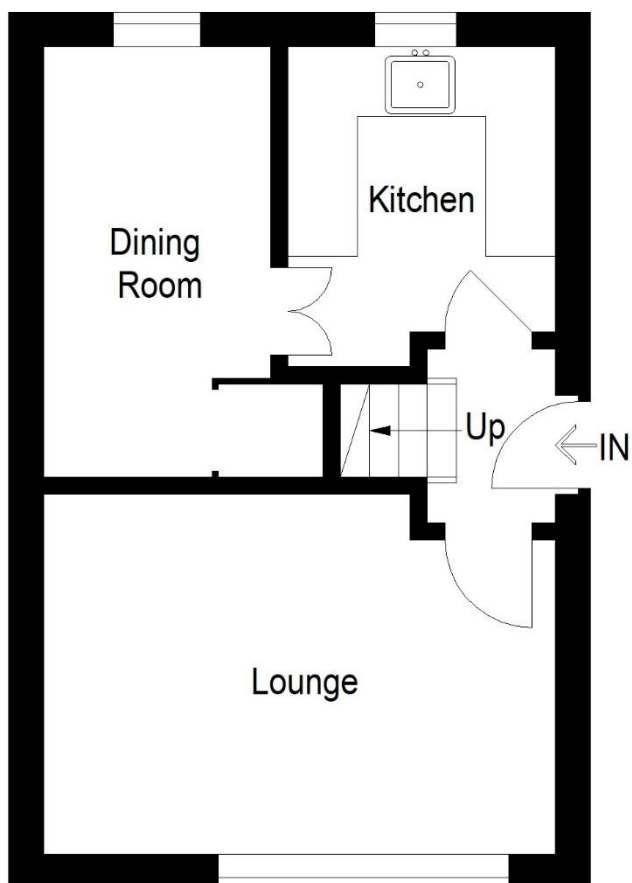
Approx. 2.71m x 3.2m. Good sized double bedroom. Double glazed window to front. Fitted wardrobe with shelving and hanging rail.

Bedroom 2:

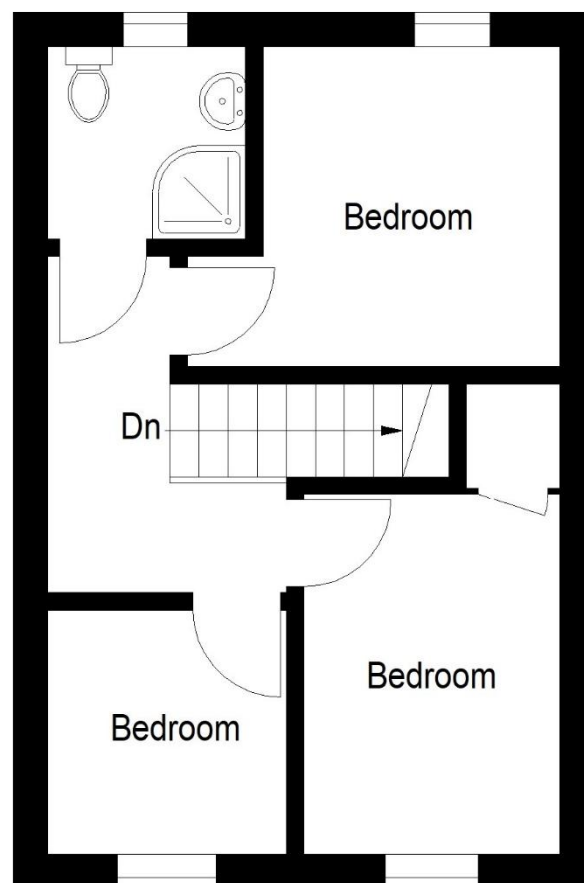
Approx. 3.44m x 2.65m. Double bedroom. Double glazed window to rear

Bedroom 3:

Approx. 2.46m x 1.7m. Single bedroom. Double glazed window to front.



Ground Floor



First Floor

Outside:

Driveway parking for multiple vehicles, and leads to the large, detached garage, which has power and light. The front garden is laid to lawn. The rear garden is laid to lawn with mature shrubs and trees with patio.



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Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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