

## **RICHMOND & Co.**

*Solicitors, Estate Agents and Notaries Public*

26 COMMERCIAL STREET

DUNDEE DD1 3EJ

Telephone: (01382) 201964

*e-mail: richmondco@btconnect.com*



**2 THE STEADINGS, WEST MAINS OF GAGIE, KELLAS, DUNDEE, DD5  
3PD**

**Two bedroom detached stone built Cottage**

**Double Glazing & Oil fired central heating**

**Rural location**

**Viewing highly recommended**

**Price: Offers over £200,000**

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 2 THE STEADINGS, WEST MAINS OF GAGIE, KELLAS

Hardwood front door with glazed panel.

## L-shaped hallway:

Entry system. Karndean flooring. Twin ceiling lights. Radiator. Cupboard housing Worcester boiler. Ample power points. Hatch to attic.

## Lounge:

Approx. 17'4" x 11'10". Karndean flooring. Twin ceiling lights. Radiator. French doors leading to garden and patio area. Louvre blinds. Ample power points.



## Dining Kitchen:

Approx. 12'5" x 8'. Fully fitted kitchen with aubergine gloss base and wall units. Mahogany effect work surface and matching end panels and skirting. Integrated Neff electric induction hob with extractor hood, oven, dishwasher and washing machine. Integrated tumble drier, fridge and freezer. Tiled splashback. Striplight. Ample power points. Dining area overlooking gardens



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 2 THE STEADINGS, WEST MAINS OF GAGIE, KELLAS

## Bedroom 1:

Approx. 12'4" x 10'11". Karndean flooring. Triple mirror door wardrobe. Centre light. Radiator. Ample power points.



## Bedroom 2:

Approx. 11'4" x 11'. Fitted carpet. Centre light. Radiator. Ample power points.

## Bathroom:

Newly fitted three piece white bathroom suite incorporating wc and wash hand basin set in vanity unit and large bath with electric shower over. Folding shower screen. Extractor fan. Wet wall. Ceramic tiled flooring. PVC ceiling panels with spotlights. Wall mirror with concealed lighting. Towel rail.



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 2 THE STEADINGS, WEST MAINS OF GAGIE, KELLAS**

### **Outside:**

Enclosed rear garden with patio, drying area, lawn and borders with cottage garden planting. Garden shed. Monobloc driveway.

### **Viewing:**

By appointment through Seller on 07745 634 355 or through Solicitors on 01382 201964.

### **Directions:**

At Kellas travelling from Dundee take the left hand turn opposite the bus shelter, proceed a few hundred yards to a roadway on the left hand side between two fields. This tarmac roadway leads to the Cottage.



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