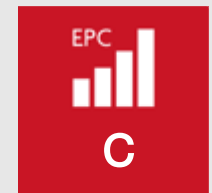
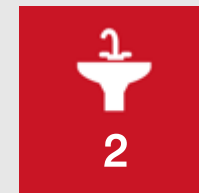
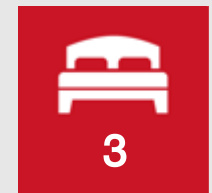
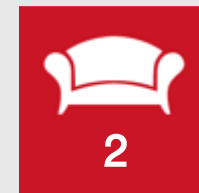




**Thorntons**   
The right way to move

2 Beech Hedges, Paterson  
Place, Longforgan, Dundee  
DD2 5HE





### Summary

Set within a sought-after residential area of Longforgan, this well-presented mid-terraced villa comprises: bright and spacious lounge/dining room, charming sun room, kitchen well-positioned and functional, three bedrooms, principal bedroom with the benefit of an en-suite shower room and a modern family bathroom. Externally, the property enjoys low-maintenance gardens to both the front and rear, perfect for ease of upkeep. Allocated parking is conveniently located to the rear of the property, accessed from main street providing added practicality.

### Features

- Mid Terraced Villa
- Lounge/Dining Room
- Sun Room
- Kitchen
- Three Bedrooms ( 1 en-suite)
- Family Bathroom
- Low Maintenance Front Garden & fully enclosed rear Garden
- Allocated Parking to rear
- Double glazing, Gas central heating, EPC C

### Room Measurements

Lounge/Diner 27'6" x 13'5" (8.37m x 4.09m)

Sun Room 11'4" x 6'7" (3.45m x 2.01m)

Kitchen 10'11" x 9'10" (3.33m x 3.00m)

WC 8'10" x 4'3" (2.70m x 1.30m)

Bedroom 13'5" x 10'2" (4.09m x 3.10m)

En Suite 11'2" x 4'3" (3.40m x 1.30m)

Bedroom 13'5" x 10'10" (4.09m x 3.30m)

Bedroom 10'11" x 9'10" (3.33m x 3.00m)

Bathroom 10'6" x 6'8" (3.20m x 2.03m)



Excellent family home





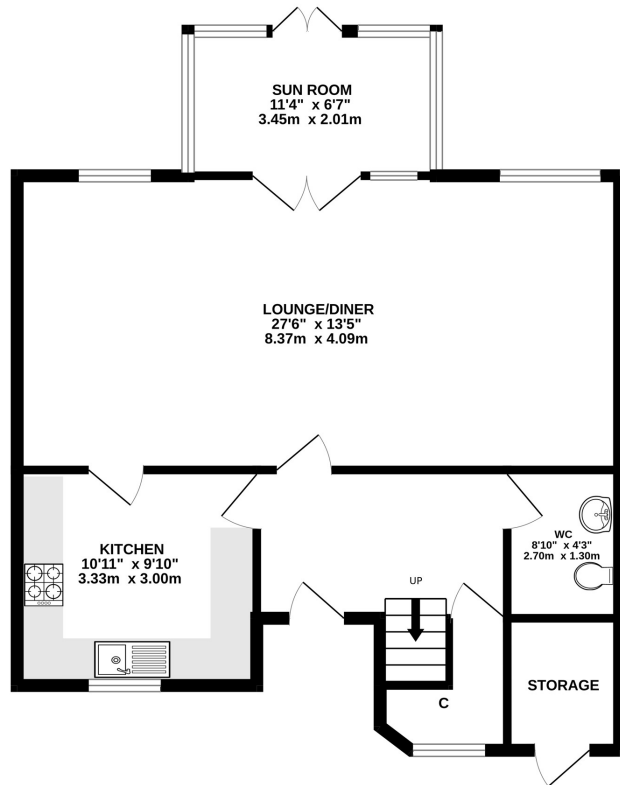


Peaceful village setting with easy  
access to Dundee

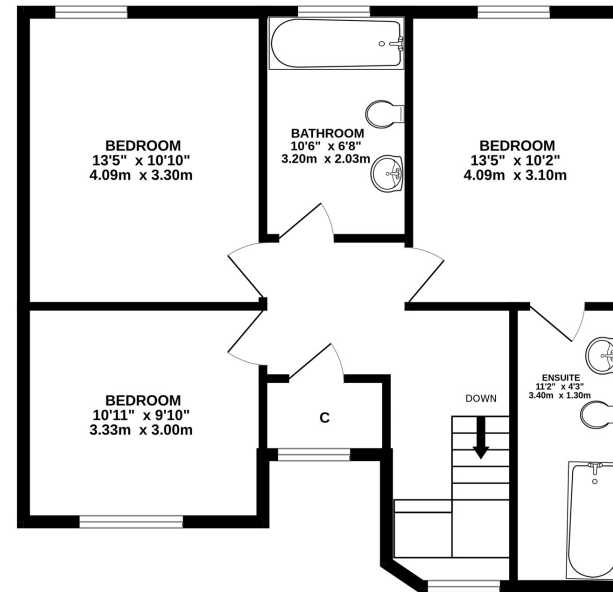


# Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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