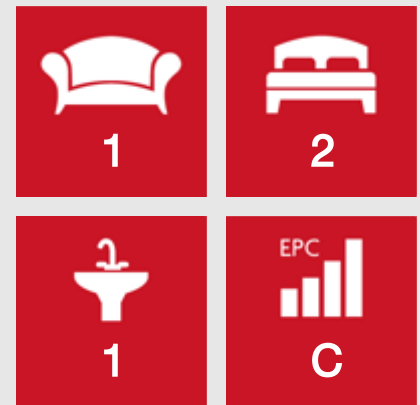




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141 Aberdour Place, Broughty  
Ferry, Dundee, Angus DD5 2PL





## Summary

Mid-terraced villa, located within the popular area of Barnhill. This property is in move in condition and comprises: spacious and bright lounge, kitchen with a range of wall and base units, contemporary shower room and two good sized double bedrooms both benefitting from integrated storage. Externally the property benefits from well-maintained private rear garden area which is ideal for outdoor entertaining. Vehicular needs are catered for by residents parking and ample visitors parking.

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## Features

- Mid-terraced Villa
- Popular Location
- Bright Lounge
- Modern Kitchen/Dining
- 2 Double Bedrooms
- Shower Room
- GCH; DG; EPC - C
- Private Garden
- Residents Parking

## Room Measurements

Lounge: 15'6 x 11'2 (4.73m x 3.40m)

Kitchen: 12'1 x 9'11 (3.69m x 3.01m)

Bedroom: 12'0 x 10'0 (3.65m x 3.05m)

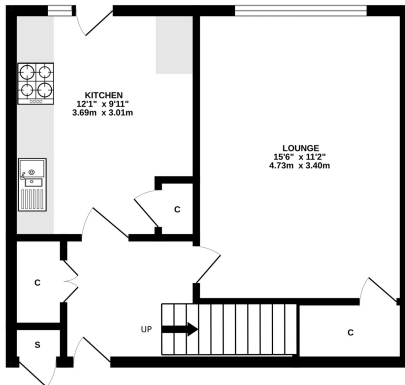
Bedroom: 12'0 x 11'0 (3.65m x 3.36m)

Shower Room: 6'9 x 5'4 (2.06m x 1.63m)

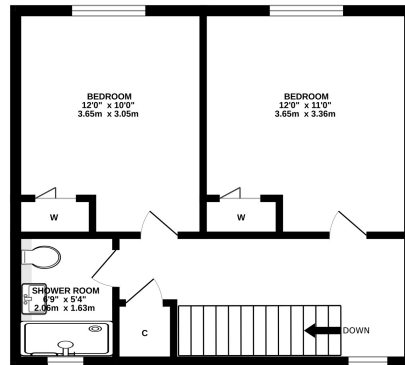


# Floorplan

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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