



**Fixed Price £305,000**





Exceptional opportunity to purchase a delightful "Arts and Crafts" detached villa, constructed in the early 20th century. Located on the slopes of the Dundee Law, the property is well placed for local schools, bus services, main arterial routes, city centre, Ninewells Hospital and Dundee and Abertay Universities.

The well planned period accommodation comprises; entrance vestibule, hallway, lounge with inglenook seating, dining room/living, conservatory, fitted kitchen, useful utility, W.C. study/bedroom 5, family bathroom and 4 double bedrooms. All front rooms have a pleasant aspect over the city to the River Tay and North Fife coastline. The impressive list of attributes include; gas fired central heating, leaded and stained glass windows, open fires, ornate plaster mouldings, focal fireplaces, modern fitted kitchen with integrated appliances, operational maids bell system, ample storage throughout, fitted carpets, blinds, light fittings, period doors and skirting's.

Externally there is a well planned and maintained garden comprising; lawn, mature hedging, herbaceous borders, flowerbeds, strategically placed decking and patio areas. There is the benefit of a single integrated garage, off-street parking and timber shed.

Set within a pleasant corner plot this attractive Grade C listed villa offers the potential purchaser unique period accommodation at a very affordable price in a much sought after location.





Room Dimensions

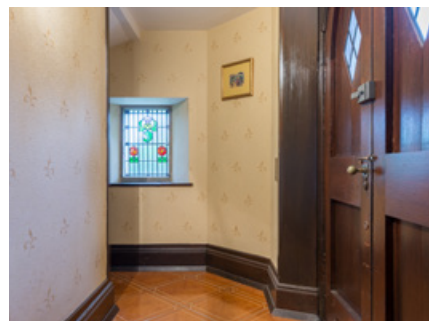
Lounge	18'9 x 13'5	(5.72m x 4.09m)
Sitting/Dining	15'0 x 13'3	(4.57m x 4.04m)
Study/Bedroom	5'9'9 x 7'7	(2.97m x 2.31m)
Conservatory	9'10 x 7'8	(3.00m x 2.34m)
Kitchen	15'8 x 13'4	(4.78m x 4.06m)
Utility Room	5'3 x 3'0	(1.60m x 0.91m)
Bathroom	8'1 x 7'0	(2.46m x 2.13m)
W.C.	5'7 x 3'0	(1.70m x 0.91m)
Bedroom 1	17'0 x 12'4	(5.18m x 3.76m)
Bedroom 2	15'10 x 13'3	(4.83m x 4.04m)
Bedroom 3	12'4 x 10'10	(3.76m x 3.30m)
Bedroom 4	12'6 x 9'0	(3.81m x 2.74m)



Illustrative only. Not to scale.









# Thorntons

*Let's get a move on!*

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3 Public



Garage



5 Bed



EPC Rating



2 Bath



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.