



28 Hawthorn Grove,
Dundee DD5 3NA

In a prime corner position the subjects for sale comprise; a detached family villa providing up to 4 bedrooomed facilities. The property benefits from gas central heating and double glazing and is sold with fitted floor coverings. The generous family/dining room and kitchen are presented in an open planned arrangement with direct access to a formal conservatory all of which overlooks the rear garden area.

The self contained lounge looks to the front of the property as does the study/ground floor bedroom. A cloakroom/WC completes the accommodation on the ground floor.

At upper floor level there are three double bedrooms, a family bathroom and an en-suite shower room. Vehicular needs are catered for by two monobloc off-street parking positions and a detached garage.

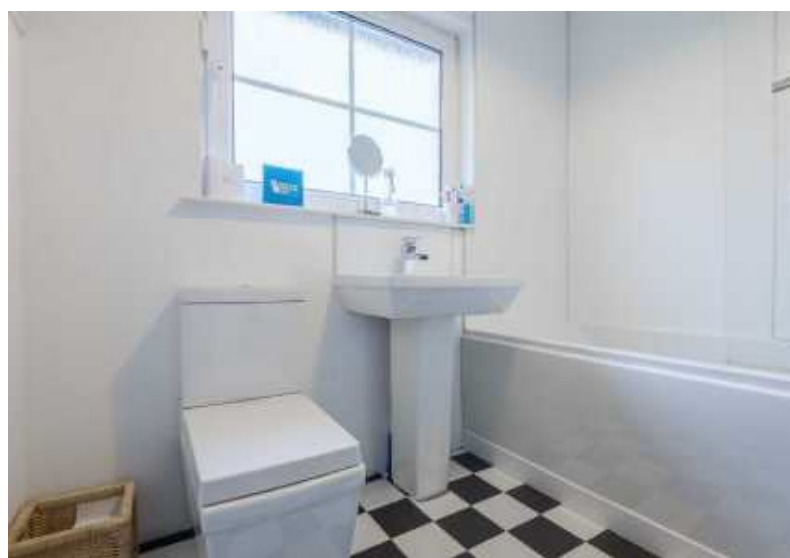
The property occupies an attractive setting on the edge of the city convenient for Broughty Ferry and main arterial routes to Dundee centre. EPC - C.

- Lounge
- Family Room/Dining Kitchen
- 4 Bedrooms
- Bathroom
- Conservatory
- Cloaks/WC
- En Suite Shower Room
- Garage and 2 Drives
- Gas CH & DG
- Flooring & Blinds



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Lounge 13'4 x 11'8 (4.06m x 3.56m)

Kitchen/Family Room 24'0 x 9'1 (7.32m x 2.77m)

Cloaks/WC 6'2 x 5'8 (1.88m x 1.73m)

Conservatory 13'8 x 9'0 (4.17m x 2.74m)

Bathroom 8'6 x 6'0 (2.59m x 1.83m)

Bedroom1 11'6 x 9'10 (3.51m x 3.00m)

En Suite Shwrm 6'7 x 5'0 (2.01m x 1.52m)

Bedroom 2 14'9 x 9'9 (4.50m x 2.97m)

Bedroom 3 9'10 x 9'0 (3.00m x 2.74m)



Illustration For Identification Purposes Only. Not To Scale (ID 235637/ Ref: 54111)

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