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**Thorntons**   
The right way to move



11 Hillside Road

| Dundee | DD2 1QZ

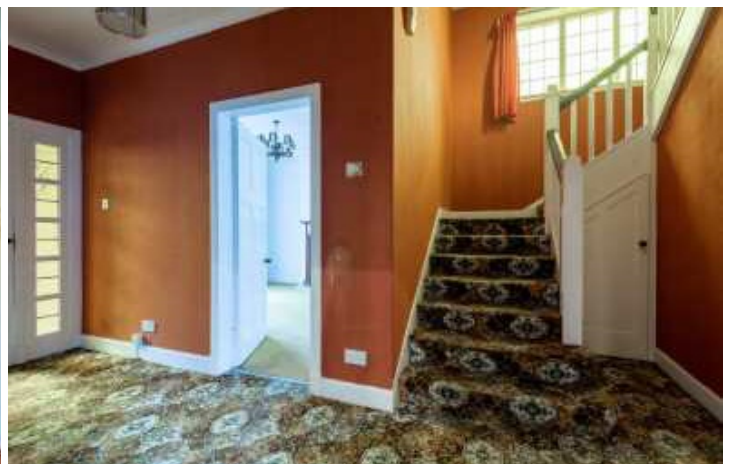


## 11 Hillside Road

| Dundee | DD2 1QZ

Offers Over £250,000

This is an exceptional opportunity to purchase a detached villa in a quiet street situated in a prime West End location. This ideal family home is ideally placed for Ninewells Teaching Hospital, leisure facilities, amenities on Perth Road, Dundee University, City Centre, vehicular and commuter bus routes. 11 Hillside Road offers spacious accommodation which comprises: Entrance vestibule, bright lounge, dining room, sun room, kitchen, W/C, bathroom with four piece suite, adaptable study / bedroom and two well-proportioned double bedrooms. Externally the property benefits from private mature garden grounds to the front and rear of the property. Vehicular needs are catered for with a private driveway leading to a single garage. The subjects are offered for sale with excellent upgrade/refurbishment potential and the property is suited to a variety of buyers type but all of whom need to be prepared to undertake the works required. EPC - F



- Detached Villa
- Prime West End Location
- Development Opportunity
- Lounge
- Dining Room
- Sun Room

- 2 Bedrooms
- Study/Bedroom
- Gas Fired Central Heating
- EPC - E
- Private Garden Grounds
- Driveway





Lounge	16'08 x 13'01	5.08m x 3.99m
Dinning Room	16'11 x 13'01	5.16m x 3.99m
Kitchen	13'00 x 9'09	3.96m x 2.97m
Sun Room	17'01 x 5'11	5.21m x 1.80m
W/C	7'03 x 3'00	2.21m x 0.91m
Bathroom	9'09 x 9'05	2.97m x 2.87m
Bedroom	13'09 x 11'10	4.19m x 3.61m
Bedroom	13'11 x 12'03	4.24m x 3.73m
Study / Bedroom	8'08 x 5'11	2.64m x 1.80m



GROUND FLOOR



1ST FLOOR

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