



Shepherds

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**10 PARKHILL PLACE
BROUGHTY FERRY
DUNDEE, DD5 3NH
(DETACHED EXTENDED DWELLINGHOUSE)**



FIXED PRICE £209,950

Accommodation

Hall
Downstairs toilet
Large lounge
Dining kitchen
Utility area
Upper hallway

4 Bedrooms (1 en-suite)
Shower room
Attic storage
Gas central heating
Double glazing

Attractive fitments and
extras
Gardens front, side and
rear
Single garage
Parking to front

Viewing: by appointment through Shepherds 01382 322781 or 07706 252166

HOME REPORT AVAILABLE: <http://homereport.g-s.co.uk> reference – 2011\06\0246
Enquirers will require to register/login to the above website to obtain the Home Report.

Large family accommodation situated at the head of a quiet cul-de-sac in a popular residential development north of East Balgillo Road. The property is enhanced by many attractive features include the use of natural wood finishings and wood laminate flooring with a recently installed dining kitchen.

The property is set in its own garden grounds which are quite private and offer off-street parking to the front as well as an enclosed back garden with decking and sheds and to the side a large side garden with drying area and borders etc.

Specification

Mono block path leading to front door with decorative oval window panel.

Hall with laminate flooring and natural wood finishings to doors and skirtings. Two cupboards. Radiator.

Downstairs toilet with two piece white suite and louvre door cupboard housing central heating boiler.

Lounge 19'7" x 10'4"

With Karndean oak flooring. Double glazed windows to front (south) with vertical blinds, curtain pole and curtains included. Radiator to window and an additional radiator. Feature fire surround with electric fire which can remain if desired. Central light fitting and matching wall lights.

Dining kitchen 19'9" x 11'9"

A recently installed high quality dining kitchen featuring a stainless steel Delonghi six ring gas hob with extra large oven and stainless steel extractor hood free standing dishwasher and space for big fridge. Stainless steel sink with vegetable drainer and mixer tap to window which overlooks the rear garden. Venetian blind to window. Work surfaces are tiled to splash back. Flooring is laminate Parquet effect flooring and there is a dining area with double patio doors leading down to the side garden.

Utility area measuring 6'8" x 5'3" and open plan to kitchen with 9 panel glazed door through to hallway. Spaces for washing machine and tumble drier and large cupboards above and a useful broom cupboard.

Upstairs

Hallway with storage cupboard housing hot water tank.

Shower room with corner cubicle. Tiled to one wall and plain wood flooring. Two piece suite. Fitted towel rail.

Bedroom 1 11'4" x 11'10"

Laminate flooring. Double windows to north. Two double door mirror fronted wardrobes. Radiator. Twin wall lights

En-suite 11'9" x 5'11"

Attractively fitted out with Jacuzzi bath. Tiling to dado. Additional corner shower cubicle fully tiled. Heated towel rail. Cupboards. Ceiling spotlights.

Bedroom 2 9'9" x 10'5"

A bright bedroom with east facing double glazed window and two Louvre door cupboards. Laminate flooring. Radiator.

Bedroom 3 9'5" x 8'1"

With window to front. Dado rail. Twin louvre door cupboard. Radiator. Laminate flooring.

Bedroom 4 or Study 8'10" x 5'7"

Window to front with vertical blinds. Double wardrobes with double height hanging and small louvre door shelved cupboard. Laminate flooring. Radiator.

Attic storage. Accessed by Ramsay ladder and partially floored for storage. Light.

Outside. To the front there is mono block car parking with space for two cars and a single garage to the side of the house. Light and power to garage. Paved side pathway leading to rear garden. Outside water tap. A metal shed with power and light and additional wooden sheds and decking area.

The side garden lies to the east of the house and is laid mainly to grass with a drying area with rotary drier. Borders and corner water feature with electric pump. Outside lighting.

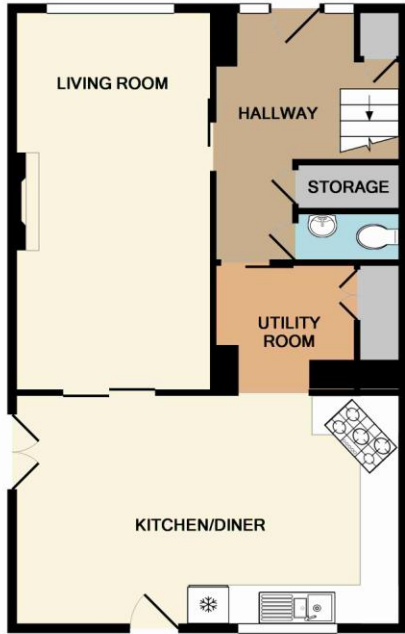
How to get there

Travelling eastwards on Arbroath Road from Dundee at the Clearwater Park roundabout turn right (south) and right again into Rossie Avenue. Parkhill Place runs off to the left at the first corner. The property is in a south facing situation at the head of the cul-de-sac.

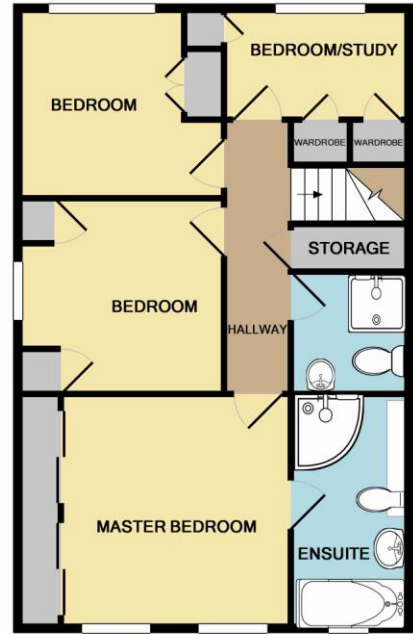
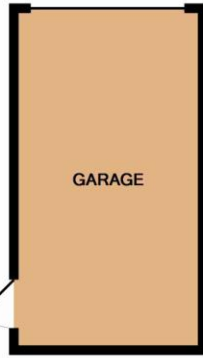








GROUND FLOOR



1ST FLOOR

MODERN DETACHED VILLA

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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