



**17 ABERCORN STREET,
DUNDEE, DD4 7HY**

DETACHED VILLA



Key Features

- Within a very popular residential area.
- Enjoying an elevated setting with impressive views towards the River Tay.
- Driveway providing parking • Lower ground floor guest bedroom with en-suite shower



**OFFERS OVER
£250,000**

Property Description

This spacious DETACHED VILLA enjoys an elevated setting which provides an impressive outlook over the garden ground and surrounding rooftops towards the River Tay and Fife beyond. Set within a very popular residential area with easy access onto the nearby Kingsway/A90 dual carriageway and into Dundee city centre this family home must be viewed to appreciate the bright spacious room and impressive outlook. As well as 3 public rooms and 3 bedrooms, the former garage has been converted into a versatile guest bedroom with en-suite shower which could provide an ideal home office/studio/additional family accommodation. To the front a lock-block driveway provides parking for two cars and steps lead up to the property through the garden ground to the front where there are rockeries and a large lawn. A side garden has been thoughtfully laid out with easy to maintain stone chipped areas, established shrubs and a patio seating area, with double access from here into the conservatory. To the rear the garden is laid out neatly with a lawn, wooden shed and drying area.

ACCOMMODATION:

Ground Floor:

Hallway, Lounge, Dining Room, Conservatory, Kitchen, Master Bedroom with En-Suite, 2 Further Bedrooms, Family Bathroom Annex with Bedroom and En-Suite shower room.

VESTIBULE:

Entry is via a double glazed door with ornate glass side panel into this spacious vestibule a cloaks area, spotlight and radiator.

HALLWAY:

This is a spacious welcoming hallway with a large storage cupboard housing the water tank, gas central heating boiler and electric fuse box. There is an access hatch leading into a loft, wall lights, spotlights and a radiator.

LOUNGE:

Approx. 15'8 x 15'6. A glazed door leads into this bright, spacious lounge which has large patio doors giving access into the front garden and also offering impressive open views over the surrounding rooftops towards the River Tay and Fife beyond. There is a feature wooden fireplace incorporating an electric fire TV and telephone points and a radiator.

DINING ROOM:

Approx. 10'5 x 13'. Accessed is via double French doors from the lounge into this generous size dining room with ample room for furnishings. From here double French doors lead into the conservatory and there is also access into the kitchen.

KITCHEN:

Approx. 10'8 x 9'8. The kitchen overlooks the rear garden and is fitted to base, wall and glass display units with under unit lighting and coordinating work surfaces incorporating a coloured sink with mixer tap. There is a double electric oven, gas hob with extractor hood above, an integrated dishwasher, and fridge freezer. There is plumbed space an automatic washing machine, and spotlights to the ceiling.

CONSERVATORY:

Approx. 10'4 x 11'8. Lovely addition is this superb sized conservatory with views over the garden. There is laminate flooring, wall lights and patio door to both the front and rear which give access into the garden.



MASTER BEDROOM:

Approx. 9'5 x 12'6. A spacious master bedroom with a large double wardrobe with shelved and hanging space, mirror and spotlights. There are patio doors leading out onto a rear facing balcony which offer a view over the rear garden, surrounding area and countryside beyond. Tv and telephone points and a radiator.

EN-SUITE:

Approx. 5'8 x 5'. A tiled en-suite comprising of a 2 piece suite and a separate shower enclosure housing a power shower. There are bathroom fitments, an expelair, spotlights to the ceiling and a rear facing window.

BEDROOM 2:

Approx. 11'2 x 9'6. A generous size double bedroom with a front facing window offering a view over the garden towards the River Tay beyond. There is a double shelved and hanging wardrobe with sliding mirror doors, TV point and a radiator.

BEDROOM 3:

Approx. 9'8 x 9'6. An attractive front facing double bedroom with a double shelved and hanging wardrobe with sliding mirror doors, TV point and a radiator.

FAMILY BATHROOM:

Approx. 7'9 x 9'3. A spacious family bathroom with a 4 piece bathroom suite with a corner bath with shower to tap, and a separate double corner shower enclosure housing a power shower. There is tiling to dado height and to the shower, bathroom fitments, spotlights to the ceiling and a radiator.

GUEST BEDROOM WITH EN-SUITE SHOWER ROOM:

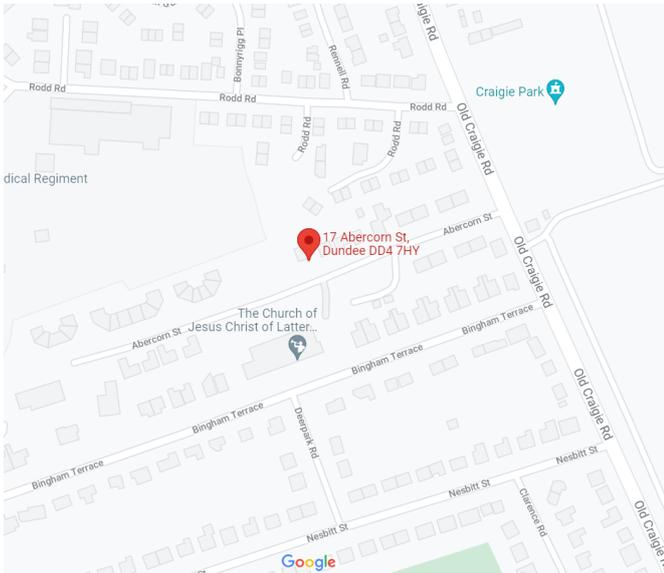
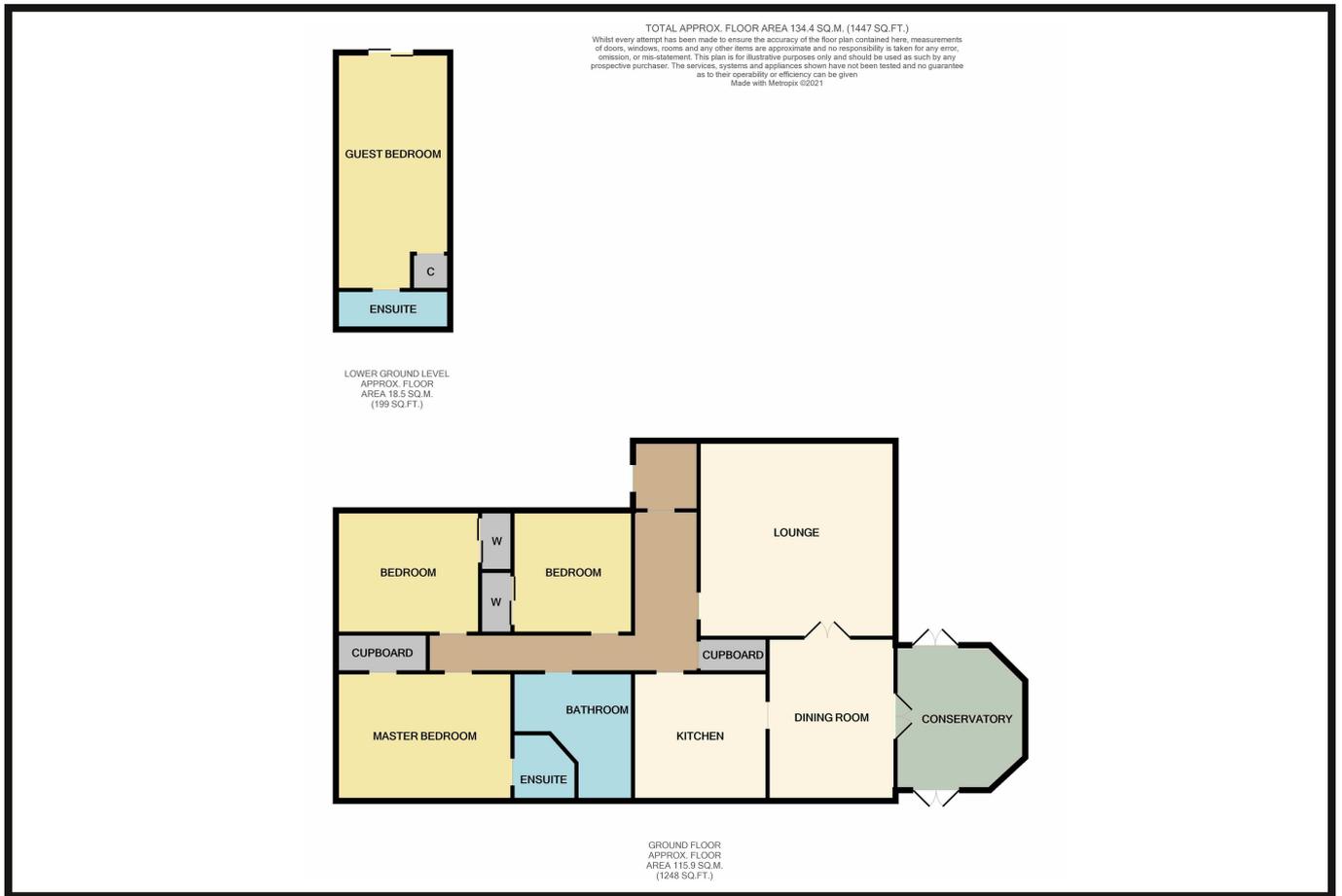
Approx. 9' x 20' . A spacious versatile room accessed via patio doors from the driveway with laminate flooring, a shelved storage cupboard, spotlights to the ceiling and a radiator.

SHOWER ROOM:

A tiled shower room with a two piece white suite and a separate shower enclosure housing an electric shower.



Property Professionals



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