

Connelly Yeoman



84 PEBBLES DRIVE, DUNDEE, DD4 0TZ

SEMI DETACHED VILLA



- Modern fitted kitchen and tasteful decor throughout
- Set within a popular residential area ideal for families or commuters
 - Gas central heating and double glazing
 - Single garage with off street parking



OFFERS OVER
£190,000

Property Description

This attractive two-bedroom SEMI DETACHED villa offers an excellent opportunity for first-time buyers, young families and downsizers alike. The property enjoys a peaceful residential setting within a modern development renowned for its family-friendly environment, whilst remaining conveniently placed for a wide range of local amenities. Nearby residents benefit from easy access to local shopping facilities, including major supermarkets, schools catering for all age groups, leisure facilities, golf courses, parks and excellent public transport links connecting to Dundee City Centre and surrounding areas. The nearby A92 provides convenient commuter access to Aberdeen, Perth and beyond, while Broughty Ferry and its waterfront attractions are only a short drive away. The area is particularly well regarded for its green spaces, recreational opportunities and strong community atmosphere. Early viewing would be highly recommended.

ACCOMMODATION: ENTRANCE VESTIBULE, LOUNGE, DINING KITCHEN, TWO BEDROOMS AND A SHOWER ROOM.

ENTRANCE VESTIBULE: Entry via a front door into a vestibule which has a good sized storage cupboard with coat hooks and is ideal for household items. The electric fuse box is housed here.

LOUNGE:
Approx. 17'9 x 13'4. The lounge has a feature panelled wall, carpeting and a window overlooking the front of the property. A staircase leads from here to the upper floor accommodation and there is a storage cupboard below the stairs.

DINING KITCHEN:
Approx. 13'3 X 9'2. A recently updated modern kitchen fitted with a range of high gloss base and wall units with a coordinating work surface incorporating a stainless steel under mounted sink with mixer tap and a window positioned above overlooking the back garden. Integrated appliances include an electric oven, microwave, fridge freezer and a slim line dishwasher. A breakfast bar provides space for casual dining and a door leads out to the rear garden. The gas boiler is housed within a cupboard.



BEDROOM 1: Approx. 8'9 x 13'4. There is a feature panelled wall, a window overlooking the rear garden and tasteful decor.

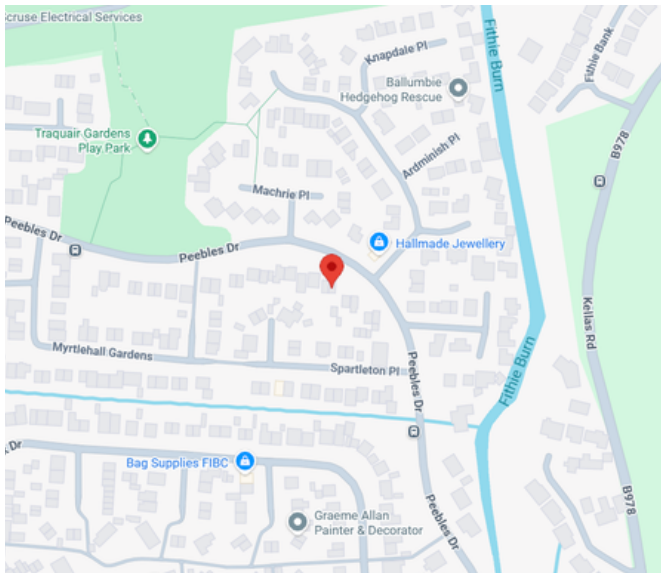
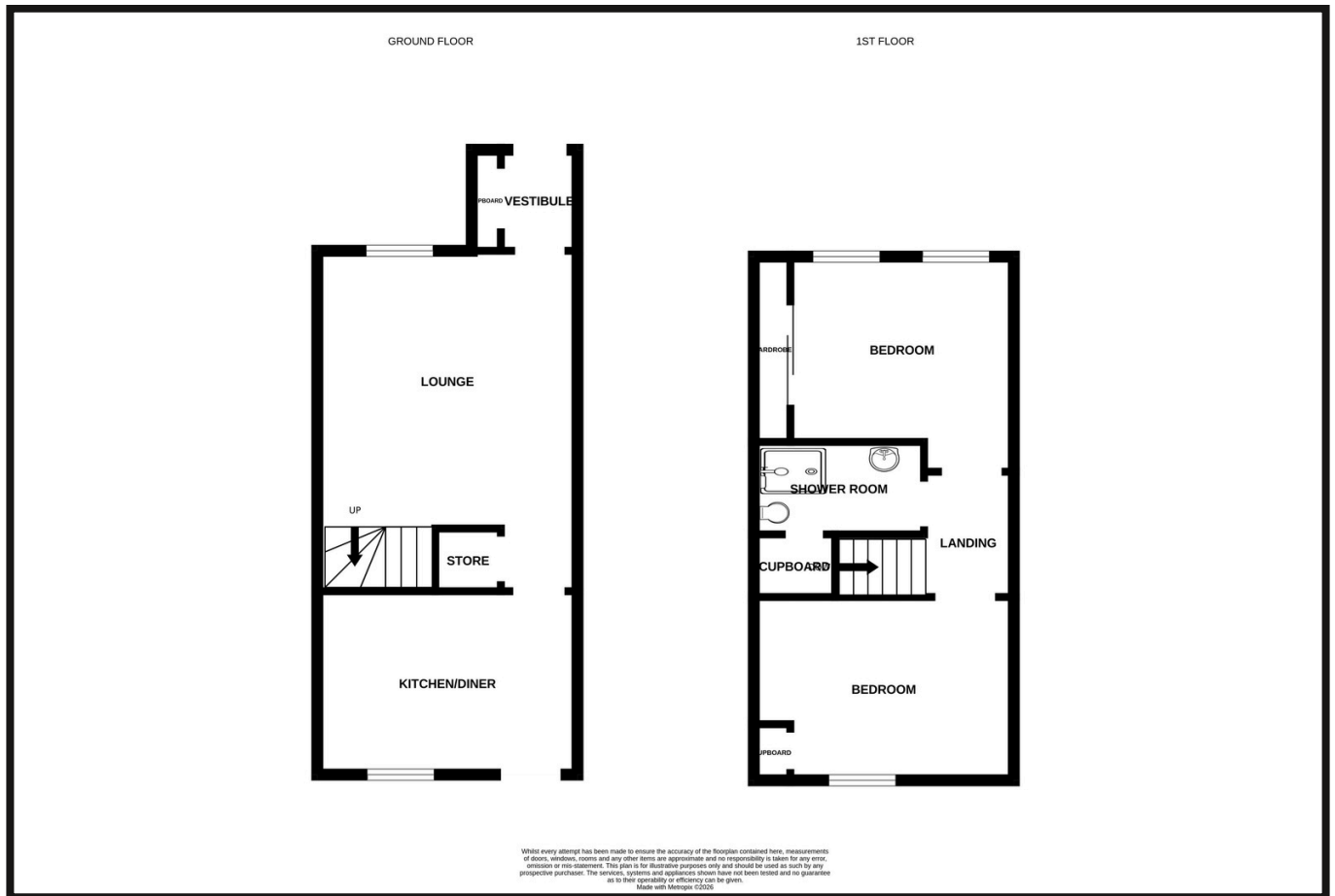
BEDROOM 2: Approx. 13'4 x 11'2. With two windows overlooking the front of the property this good sized double bedroom is bright and has double built in wardrobes with sliding mirrored doors.

SHOWER ROOM: Approx. 5'1 x 8'10. Fitted with a two piece white suite comprising of a wash hand basin set in a vanity unit with storage below and a double walk in shower enclosure with a mains rainfall shower. There is wall tiling throughout, tiling to the floor and a chrome heated towel rail. A large cupboard provides storage for linens.

GARDEN: To the front the property is mostly laid to lawn with a driveway providing off road parking. A gate opens to a second driveway and a single garage with an up and over door and which has power and light. The rear garden is fence enclosed with a wooden shed and has been laid to lawn with a paved patio area ideal for outdoor furnishings.



Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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