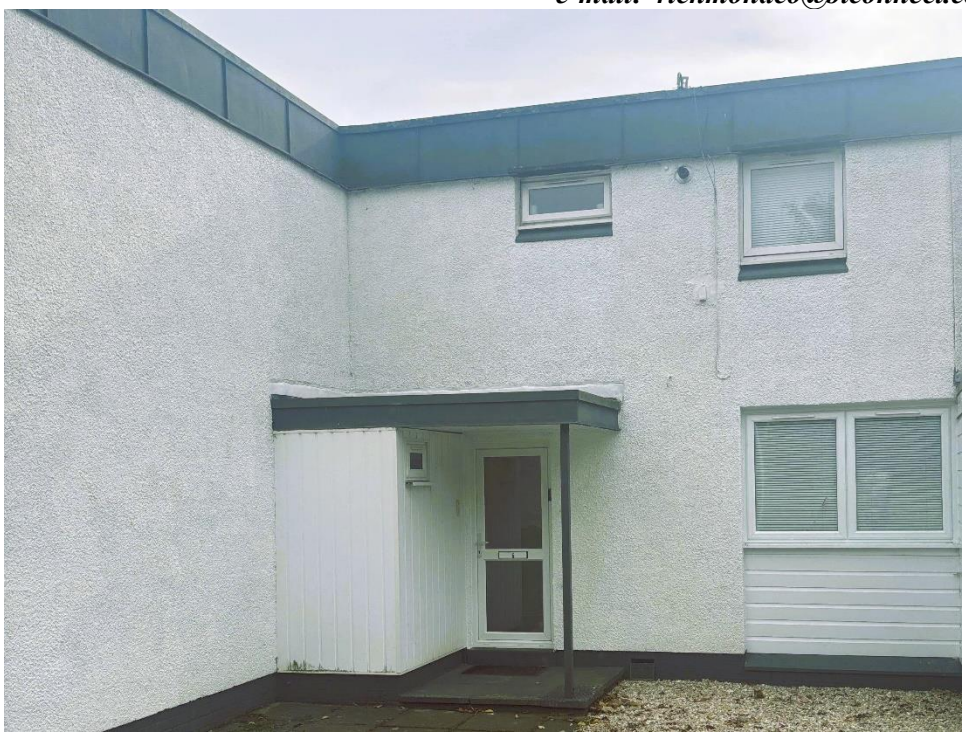
**RICHMOND & Co.**
*Solicitors, Estate Agents and Notaries Public*

26 COMMERCIAL STREET
DUNDEE DDl 3EJ
Telephone: (01382) 201964

***e-mail: richmondco@btconnect.com***



# 6 DALCRAIG CRESCENT, DUNDEE, DD4 7UB

**3 bedroom south facing terraced villa**

**Double Glazing**

**Gas Central Heating**

**Separate lock up garage**

**Much sought after location**

**Viewing recommended**

**Price: Offers over £175,000**

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

# PARTICULARS OF SALE OF
# 6 DALCRAIG CRESCENT, DUNDEE

**Lounge:**

Approx. 12'11" x 11'9". Fitted carpet. Radiator. Wall lights. Ample power points. Patio doors with perfect fit venetian blinds leading onto rear garden.





**Dining Room:**

Approx. 11'9" x 10'1". Fitted carpet. Radiator. Centre light. Understair storage cupboard with light housing meters. Ample power points.

**Kitchen:**

Fitted kitchen with base and wall units. Gas hob. Electric oven. Extractor hood. Granite effect work surface. Tiled splashback. Stainless steel sink. Radiator. Spotlights. Vinyl effect laminate flooring. Plumbed for washing machine and dishwasher. UPVC ceiling. Glazed rear door. Ample power points.





**Cloakroom:**
White wc, feature wall with shelf mirror and vinyl flooring.

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**Fitted carpet on stairs and landing with centre light, smoke alarm, power points and skylight leading to:-**

**Bedroom 1:**

Approx. 16' x 9'. Fitted carpet. Radiator. Centre light  Venetian blinds. Ample power points.



**Bedroom 2:**

Approx. 13'  x 9'9".  Fitted carpet.  Triple wardrobes with mirror doors. Radiator.  Centre light. Venetian blinds. Ample power points.





**Bedroom 3:**
Approx. 9'5" x 8'5".  Fitted carpet. Double wardrobe with mirror and glass panel doors. Spotlight fitment. Venetian blinds. Ample power points.

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**Shower room:**

Fitted coupled wc and wash hand basin. Shower enclosure with mains shower. Wet wall. Downlights. Vinyl flooring. Wall mirror. Chrome towel rail. Linen cupboard housing Worcester boiler.



**Outside:**

French doors lead to fully enclosed rear garden with slabbed patio area, lawn and mature shrubs. Outside tap. Whirlygig. Off site lock up garage.





**Viewing**:

By appointment through Seller on 07834 716 926 or through Solicitors on 01382 201964.

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