VERDALA

NETHERTON COTTAGE,

40 CRAIGIEBARN ROAD, DUNDEE, DD4 7PL

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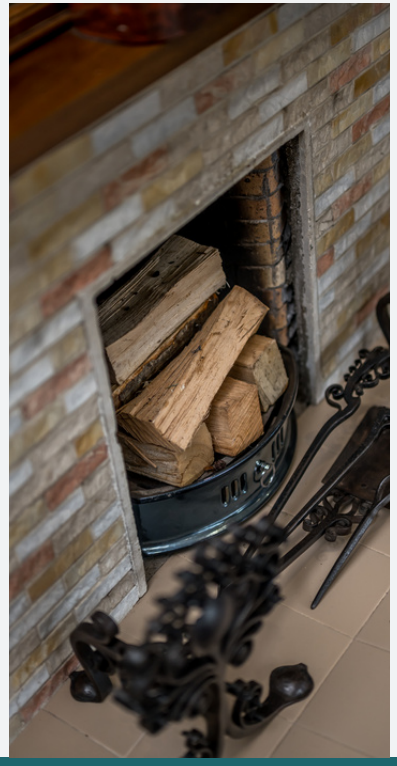
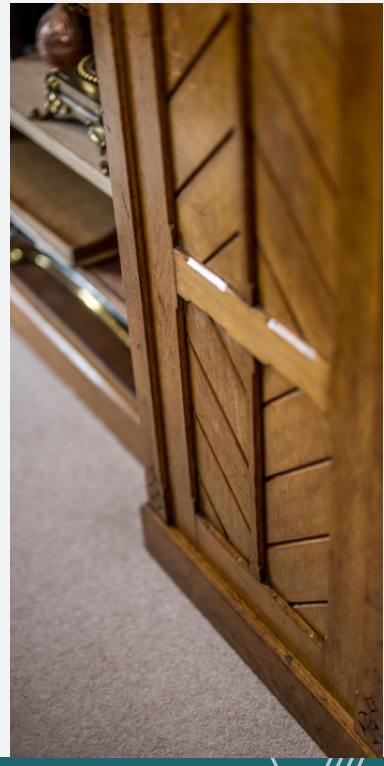
3 BEDROOMS • LEVEL BUNGALOW • EXTENSIVE GARDEN

OFFERS OVER £275,000

Positioned on a quiet residential street on the eastern edge of Dundee close to Broughty Ferry, this three bed bungalow offers generous accommodation set within beautiful gardens. The property is within easy reach of local Primary and Secondary Schooling, shopping and regular public transport links. This convenient location is within close proximity to both Dundee City Centre and central Broughty Ferry.

The accommodation offered is bright, spacious and formed over a single storey spanning to some 130 square meters. Access is via an entrance vestibule leading to reception hallway. The lounge is of great size with a large window with outlooks to the rear grounds. The kitchen-diner is fitted with a full range of cabinets and offers ample space for dining. A sunroom provides access to the expansive rear garden. The home provides three good sized double bedrooms all with in-built wardrobes. A contemporary shower room and WC completes the home. A large floored loft provides additional storage. Specification is modern with full double glazing and gas central heating installed. The family friendly gardens are fully enclosed and mainly laid to lawn, mature planted borders provide an excellent degree of privacy. Off street parking is provided to the front of the house via the driveway and single garage.





LOCATION

ROOM DIMENSIONS

Lounge: 22'9 x 18'10
Kitchen/Dining Room: 18'10 x 11'11
Sunroom: 7'5 x 7'1

Bedroom One: 13'5 x 12'3
Bedroom Two: 10'10 x 10'1
Bedroom Three: 12'2 x 8'1
Bathroom: 7'9 x 6'2
WC: 7'9 x 4'1

FLOOR PLAN

All sizes/plans are produced with care but are approximates

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