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**6 FLOWER OF MONORGAN CLOSE
INCHTURE
PH14 9AB**

OFFERS OVER £230,000



Accommodation Comprises:- Entrance Hall, W.c. Cloaks, Lounge, Dining Room, Kitchen, Utility Cupboard, Master Bedroom En-Suite, Three Further Bedrooms, Family Bathroom and Gardens.

CAMPBELL BOATH

Bank House 1 Stirling Street Dundee DD3 6PJ. Tel: (01382) 202060 Fax: (01382) 202058

This is a well presented four bedroom detached villa which is in excellent decorative order and offers spacious family accommodation on two levels. This house was constructed by Muir homes (Jura) and still has the remaining NHPC warranty. This ideal family home boasts many attractive features. Benefits include security alarm system, double glazing and gas central heating. The kitchen has many integrated appliances which are included in the sale. There are well laid gardens with a mono block driveway allowing access to the garage. Amenities include a pre school and primary school within a short distance there is also a shop, post office, hotel and bowling green. All floor coverings and window blinds are included in the sale. Early internal viewing is highly recommended.

ENTRANCE HALL:-



A double glazed door gives access to a pleasant reception area within the hall. Freshly decorated and enhanced with natural wood skirtings, architraves and staircase which gives rise to the upper level accommodation. There is an under stair storage cupboard. Carpet. Radiator.

W.C. CLOAKS:-



Comprising a white modern two piece suite w.c. and wash hand basin. Extractor fan. Vinyl floor. Radiator.

LOUNGE:-



Approximately 13'3" x 17'6". A bright impressive sitting room with large double glazed windows offering a bright southerly outlook towards the front garden. Fitted venetian blinds. The room is freshly decorated and enhanced with ceiling cornice and glazed panelling. There is also natural wood skirtings and architraves. T.v and phone point. Carpet. Two radiators.

DINING ROOM:-



Approximately 11'0" x 11'0". With ample space for a family dining table and chairs. Double glazed patio doors allow access to the rear garden. There are fitted venetian blinds. The room is enhanced with ceiling cornice and natural wood skirtings and architraves. Vinyl floor. Radiator.

KITCHEN/BREAKFAST:-



Approximately 19'0" x 11'0". This room has two clearly defined areas. The kitchen has a range of base and wall mounted storage cupboards having contrasting work surfaces, ceramic tiled splash-back and under lighting. Integrated appliances a stainless steel electric oven, gas hob with a stainless steel splash back and extractor hood above. The one and half bowl stainless-steel sink has plumbing connections for an integrated dishwasher. There is also an integrated fridge. The room is complete with a pelmet and down lighting. The double glazed window offers a pleasant outlook toward the rear garden and has a fitted venetian blind. The dining area offers ample space for a family dining table and chairs. A double glazed window offers outlook towards the rear garden and has a fitted venetian blind. Vinyl floor. Radiator.



UTILITY ROOM:-

With a floor standing storage cupboard having contrasting work surface and a stainless steel sink with plumbing connections for a washing machine. There is ample space for other white meter appliances. Ceramic tiled splash-back. A double glazed door gives access to a drying area within the rear garden. Vinyl floor. Radiator.

UPPER HALL:-

Freshly decorated and enhanced with natural wood skirtings and architraves. Access to the attic. Carpet. Radiator.

FAMILY BATHROOM:-



Comprising a modern white three piece suit w.c., wash hand basin and a bath with an extendable shower head. Mosaic ceramic splash back. Shaver point. Extractor Fan. Vinyl floor. Radiator.

MASTER BEDROOM:-



Approximately 14'4" x 9'0". A good sized double bedroom with large built-in wardrobes offering excellent hanging and shelving space and has attractive mirror sliding doors. The double glazed window offers a pleasant outlook towards the rear and has a fitted venetian blind. The room is enhanced with natural wood skirtings and architraves.

EN-SUITE SHOWER ROOM:-



Comprises a white three piece suit w.c., wash hand basin and a large shower area with attractive ceramic tiled splash back and a thermostatic shower. Shaver point. Double glazed window. Vinyl floor. Radiator.

BEDROOM 2:-



Approximately 14'0" x 9'3". A good sized bedroom with a double glazed window offering outlook towards the rear. Fitted venetian blinds. There is a built-in double wardrobe offering excellent storage space. Natural wood skirtings and architraves. Carpet. Radiator.

BEDROOM 3:-



Approximately 11'6" x 8'0". A bright south facing room with a double glazed window towards the front. Fitted venetian blinds. A walk-in wardrobe offers ample hanging and shelving space. Natural wood skirtings and architraves. Carpet. Radiator.

BEDROOM 4:-



Approximately 10'6" x 8'6". A bright south facing room with a double glazed window offering outlook towards the front. Fitted venetian blinds. A built-in double wardrobe offers excellent storage space. Carpet. Radiator.

GARDENS:-



The rear garden is fully enclosed with an area of grass. Childs play area with barking. The front garden is mainly laid in grass with a driveway giving access to the garage. Lawn. The garage has a up and over door, electric power points and lights.

INCLUDED IN THE SALE:-

All floor coverings and window blinds.

VIEWING:-

Telephone Campbell Boath, Solicitors (01382) 202060.

OWNER:-

Clients of Campbell Boath.

N.B.:-

It should be noted that there is a home report available on this property. Please contact solicitor.

FOR MORE DETAILS REGARDING THIS PROPERTY AND MANY OTHER PROPERTIES, VISIT OUR WEBSITE @ www.campbellboath.com OR TELEPHONE OUR OFFICE ON 01382 202060.

SONIC TAPE CLAUSE:

All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.