



FOR SALE – 50 Blacklock Crescent, DUNDEE DD4 8EF- OFFERS OVER £80,000 - EPC D
ADAMS PROPERTY – Tel: 01250 874485 or 07719 855856 Email: david@adams-property.co.uk











GROUND FLOOR
431 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



50 BLACKLOCK CRESCENT, DUNDEE DD4 8EF

TOTAL FLOOR AREA: 863 sq.ft. (80.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**Viewing by appointment only
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DESCRIPTION: A rare opportunity to get onto the property ladder with this great value for money, semi detached 3 bedroom house located in a quiet cul de sac close to the Kingsway, shops, schools and parkland. On the ground floor is a spacious lounge, a kitchen/diner with fitted units, WC and generous storage. Upstairs are three double bedrooms, a bathroom with shower and an attic. There is a private garden to the rear, a timber shed at the side of the property and garden with private parking to the front. The property has gas central heating, is fully double glazed and comes with many extras, such as white goods and blinds. The City of Dundee is approx 2 miles south and the property is close to the Kingsway which gives swift access to Perth, Edinburgh and Aberdeen.

ENTRANCE & HALLWAY: A concrete path leads from the street to a secure upvc and half glazed front door with rain canopy above. The door opens into a small vestibule and main stairway and to the right, into the lounge.

SITTING ROOM: (4.8m x 3.8m) A timber door leads from the vestibule into this spacious room with large picture windows looking out to the front garden. There is laminate flooring, TV and satellite points plus a large under stair cupboard. Another door opens into the kitchen/diner.

KITCHEN/DINER: (4m x 3.2m) With fitted wall and base units and timber effect laminate worktops which have been extended to create a handy breakfast bar. There is a freestanding gas cooker with four ring gas hob, a dishwasher, microwave and fridge freezer. A 1½ stainless steel sink and drainer is situated beside a window overlooking the rear garden and there is another window further along above the worktop. There is a tiled splash back above the worktops and flooring is also tiled.

UTILITY AREA: A glazed timber door open into a passageway leading to the rear door and garden. Here there is a large walk in cupboard which houses a washing machine and space for a tumble dryer. A combi boiler is mounted on the far wall. Next to this area is the wc, with white suite, tiled floor and walls and window to the side.

BATHROOM & LANDING: A carpeted stairway leads up to the upper landing and to the right is the family bathroom with white suite and electric shower over the bath.

BEDROOM 1: (3.5m x 2.7m) Has fitted carpet, TV point and large window overlooking the front garden. **BEDROOM 2:** (4m x 2.6m) Also with fitted carpet, TV point and window overlooking the back. **BEDROOM 3:** (3.2m x 3.2m) With fitted carpet and window to the rear.

GARDEN & EXTERIOR: The rear door opens onto a small patio/BBQ area where stone steps lead up to a sunny, south facing lawn, surrounded by timber fencing. A wide path leads around to the front and here there is a timber garden shed and fence. A small gate opens onto the gravel driveway and front garden which is laid out with stone paths and lawn.

LOCATION: Blacklock Crescent is a quiet cul de sac about half a mile from the A90 and A92. Various shops and supermarkets are nearby as are primary and secondary schools. The Universities and City centres are about a 5 minute drive or bus ride and Broughty Ferry beach and Barry Buddon links are nearby too. There are several major Golf Courses nearby and the A92 allows quick and easy access to Aberdeen, Perth, Edinburgh and Glasgow.

These particulars are intended to give a fair description to assist proposed purchasers 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. All measurements stated herein are approximate. Buyers should obtain verification of information contained herein from their solicitor and/or surveyor.



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