



**Thorntons**  
The right way to move

6 Toffhill Place, Dundee DD2  
3DF

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## Summary

Attractive semi detached villa situated within a popular residential area, convenient for a wide range of amenities including schools, public transport and shopping facilities. The property which benefits from double glazing and gas central heating comprises, Hall with stairs leading to upper floor, lounge with front facing window, ample space for occasional furniture, feature arch leading to dining room, conservatory with pitched ceiling, overlooking rear garden, kitchen with both wall mounted and base units, oven, hob, extractor, upper hall, three well appointed bedrooms and shower room. Externally there is an enclosed garden to the rear, with lawn, timber shed, driveway to the front. Viewing is highly recommended.

## Features

- Spacious Semi Detached Villa
- Popular Residential Area
- Convenient For Local Amenities
- Hall, Lounge, Dining Room
- Conservatory, Fitted Kitchen
- 3 Bedrooms & Shower Room
- GCH; DG; EPC - C
- Garden & Driveway
- Viewing Highly Recommended

## Room Measurements

Lounge: 16'5 x 10'2

Diningroom: 8'10 x 8'3

Kitchen: 9'10x 8'2

Conservatory: 13'9 x 8'7

Bedroom: 9'10 x 8'10

Bedroom: 12'6 x 9'10

Bedroom: 9'10 x 8'2

Bathroom: 6'7 x 5'3



Attractive semi detached villa situated within a popular residential area, convenient for a wide range of amenities.





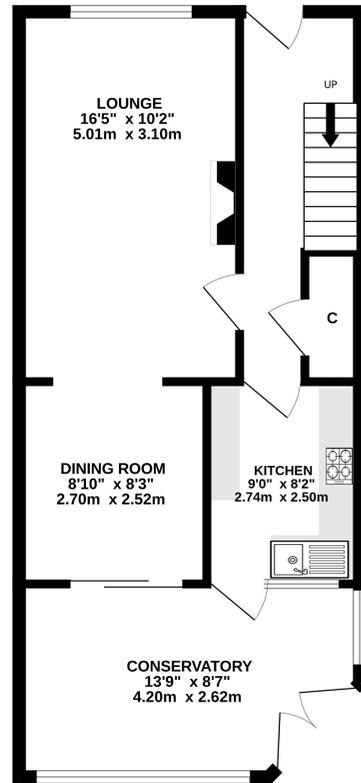


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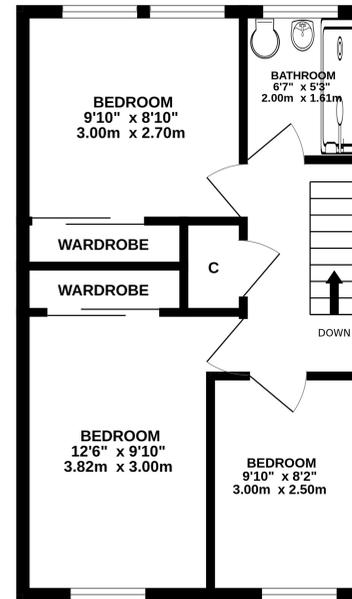


# Floorplan

GROUND FLOOR



1ST FLOOR



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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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