



**Thorntons**   
The right way to move

28 Lochinver Crescent, Dundee  
DD2 4UA

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## Summary

Well-presented semi-detached villa, situated within a highly sought-after and established residential area, which offers comfortable accommodation and comprises: bright and spacious lounge with fireplace, kitchen/dining with a range of fitted units, sun room with utility area, shower room with three-piece suite, bathroom and three well-proportioned double bedrooms. Practical attributes include gas fired central heating, double glazing and ample storage throughout the property. Externally the property benefits from well-maintained well-maintained front, rear and south facing side gardens, with garage and driveway.

## Features

- Semi-detached Villa
- Popular Location
- Spacious Lounge
- Kitchen/Dining
- Sun Room with utility area
- 3 Bedrooms
- Shower Room
- Bathroom
- GCH; DG; EPC - C
- Garage & Driveway

## Room Measurements

Lounge: 14'2 x 13'10 (4.31m x 4.21m)

Kitchen: 14'2 x 8'11 (4.33m x 2.72m)

Dining Room: 8'10 x 8'2 (2.68m x 2.49m)

Sun Room: 18'6 x 6'11 (5.65m x 2.10m)

Utility Room: 7'9 x 6'11 (2.37m x 2.10m)

Bedroom: 11'10 x 9'10 (3.60m x 3.00m)

Bedroom: 10'10 x 10'4 (3.30m x 3.15m)

Bedroom: 13'11 x 12'7 (4.24m x 3.82m)

Bathroom: 7'7 x 5'10 (2.31m x 1.77m)

Shower Room: 7'7 x 6'11 (2.30m x 2.10m)



Lochinver Crescent enjoys a convenient setting just a short distance from an excellent range of local amenities including shops, supermarkets, primary and secondary schools, leisure facilities, and Ninewells Teaching Hospital.





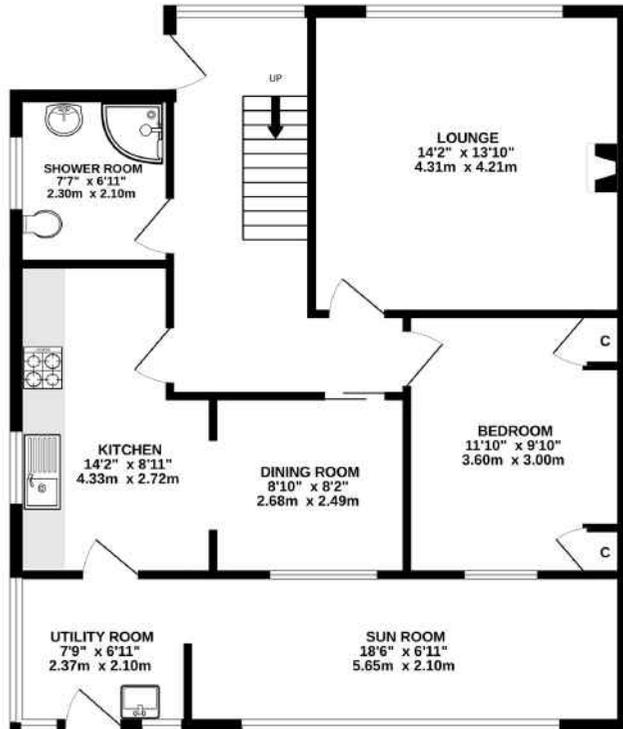


This property will appeal to several buyers and early viewing is highly recommended.

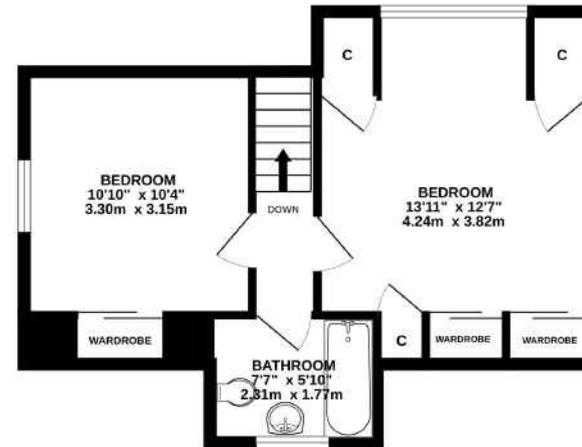


# Floorplan

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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