



**Premier
Properties**
Perth



18a Berryhill, Dundee, DD2 5JH

Offers Over £560,000



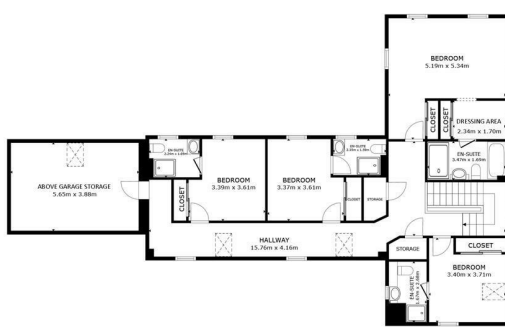
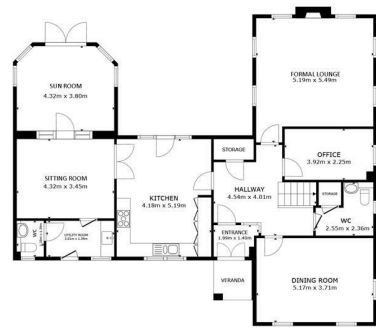
18a Berryhill offers accommodation over an impressive 276 square metres. Accommodation comprises a bright entrance vestibule, hallway, formal lounge with open fire, dining room, sitting room, home office, Fully fitted kitchen, utility room, sun room and two WC. A fully carpeted staircase leads to the landing, main bedroom with en suite bathroom and dressing room, storage room above the garage and three further bedrooms with en suite shower rooms. This family home benefits from ample storage throughout and is double glazed and heated by gas central heating.

The property forms part of a residential steading style development and is accessed via a shared/private road. The property is set within a fantastic corner plot and benefits from electric gates leading to the large driveway providing parking for number of vehicles and access to the double garage with light and power.

Viewing is highly recommended to fully appreciate this property.

- 4 Bedrooms
- 4 Public Rooms
- All Bedrooms En Suite
- Attractive Views
- Double Garage
- Double Glazing
- Driveway
- Gas Central Heating
- Large Garden Grounds





GROSS INTERNAL AREA
 FLOOR 1 141.5 m² FLOOR 2 148.2 m²
 EXCLUDED AREAS: VERANDA 3.0 m²
 TOTAL: 289.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		78	82
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		73	77
		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.