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4D MANSION DRIVE, DUNDEE, DD4 9DD

This semi detached villa lies in very popular residential area and would make an attractive family home. The property has been well maintained by the present owners and benefits from gas fired central heating, double glazing and a security alarm system. To the front of the property there is a low maintenance front garden with a driveway with space for 2/3 cars. There is also a fully enclosed low maintenance rear garden with astroturf and shed. The area is popular for families with local well regarded primary education. The subjects also lie within easy access of the main Dundee to Forfar Road, the Kingsway aerial route and shopping centres.

Viewing of the property is recommended to appreciate the accommodation on offer.

The accommodation comprises:-

VESTIBULE, HALL, SITTING ROOM, KITCHEN/DINING ROOM, 3 BEDROOMS, BATHROOM, GARDEN

VIEWING : TELEPHONE 07538 793133 or CONTACT SOLICITORS

PRICE : OFFERS OVER £160,000



Partner: Kim Barclay LLB, Dip, L.P., N.P

4D Mansion Drive, Dundee, DD4 9DD

ACCOMMODATION :

VESTIBULE

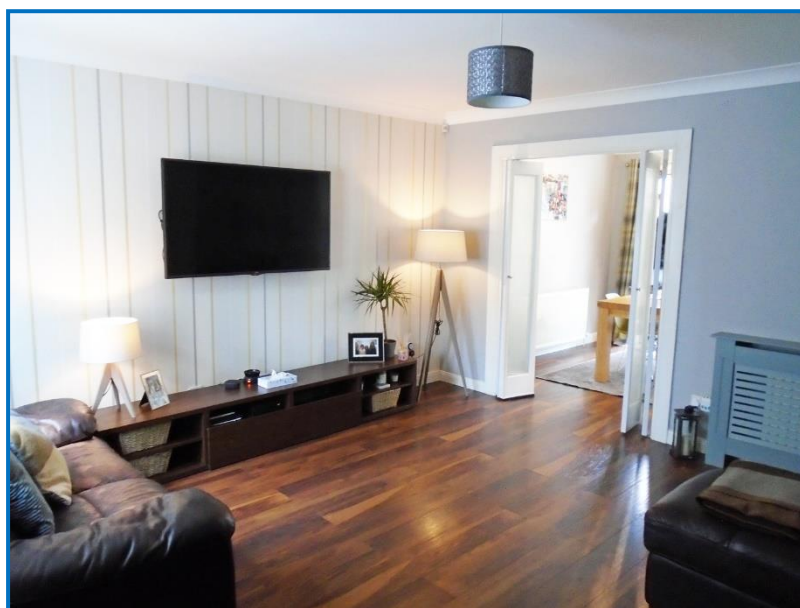
Double front door leads to vestibule. Tiled floor. Internal glazed door with glazed side panel.

HALL

Radiator. Laminate flooring. House alarm controls.

SITTING ROOM

4.54m (14'11") x 4.20m (13'10") approx. Laminate flooring. Radiator. Wall mounted television point. Double glazed window overlooking the front of the property with Louvre blinds. Curtain rail and curtain pole. Deep full length storage cupboard. Double part glazed folding doors lead to kitchen diner.



KITCHEN/DINING ROOM

Kitchen - 3.25m (10'8") x 2.99m (9'10") approx. Dining Room - 2.99m (9'10") x 2.30m (7'7") approx. Floor standing and wall mounted units. Integrated washing machine and dishwasher. Integrated fridge and freezer. Integrated oven with microwave/oven above. Five burner gas hob with stainless steel extractor hood above. 1½ stainless steel sink and drainer. Double window. Bar of spotlights. Patio doors leading to garden.



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Dining Room Area



Carpeted stairs leading to upper floor. On upper floor there is access to an attic. Smoke alarm on upper landing.

MASTER BEDROOM

3.48m (11'5") x 3.15m (10'4") approx.
Whole wall of mirror doored wardrobes.
Double windows with fitted blinds
overlooking the garden. Wall mounted
fitting for television. Radiator.

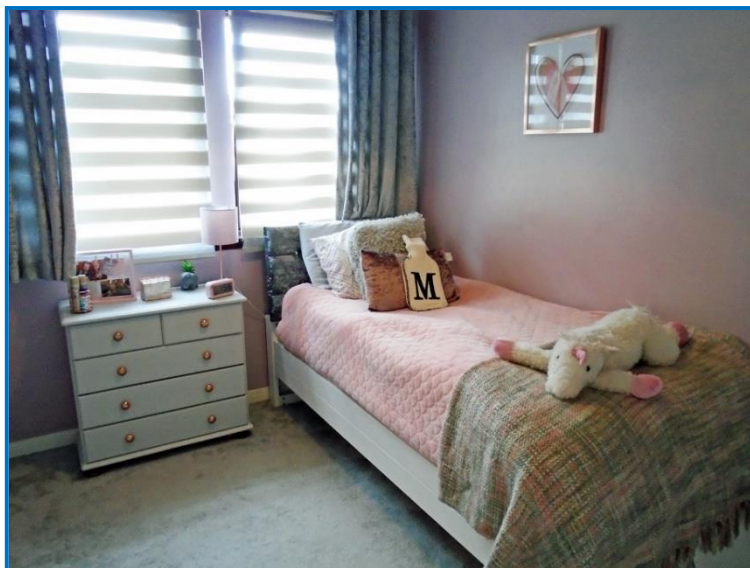


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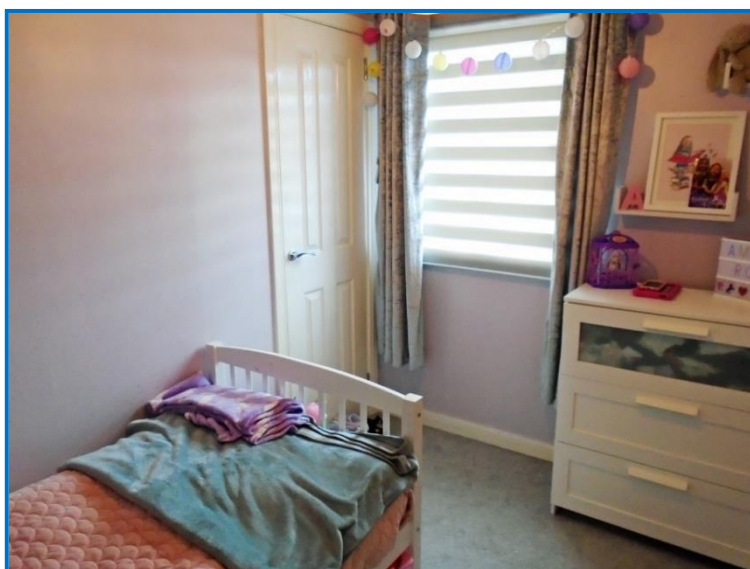
BEDROOM 2

3.03m (9'11") x 2.46m (8'1") approx. Deep full length cupboard. Fitted carpet. Double window overlooking the front of the property. Radiator.



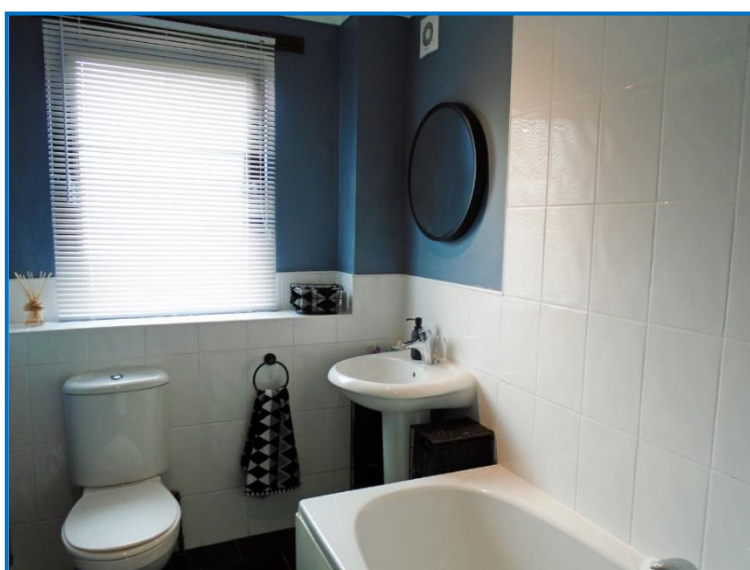
BEDROOM 3

3.09m (10'2") x 2.00m (6'7") approx. Single window overlooking the front of the property. Full length built in wardrobe. Radiator. Fitted carpet.



BATHROOM

2.72m (8'11") x 1.65m (5'5") approx. Tiled floor. Three piece white suite including bath. Electric shower over the bath with shower screen. Opaque window with fitted Venetian blind. Wall mounted towel rail.



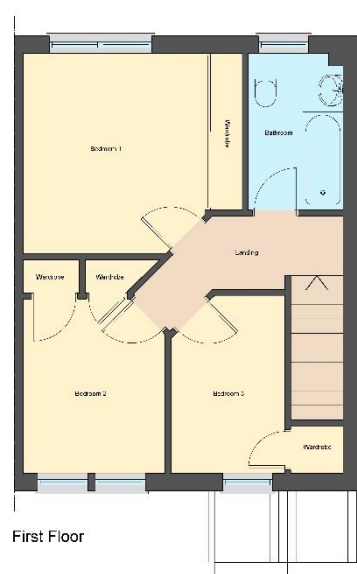
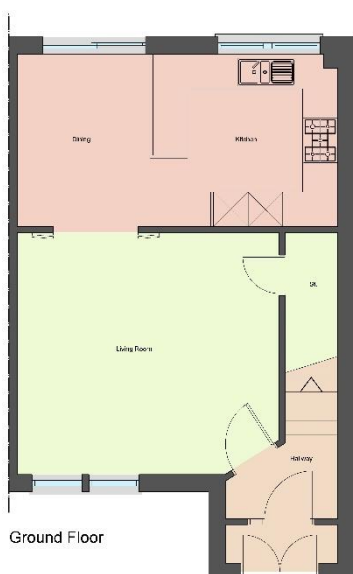
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EXTERNAL

Garden which is low maintenance and hardwearing. Astroturf lawn. External water and lights. Rotary clothes dryer. Patio area. Shed.

EPC Rating C

Your attention is drawn to the terms of the Home Report which is available for the property by contacting this office.



WHILST THE ABOVE PARTICULARS ARE BELIEVED TO BE CORRECT THEY ARE NOT GUARANTEED BY THE SELLERS OR THE AGENTS AND DO NOT FORM PART OF AN OFFER OR A CONTRACT



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