



**CB**

**17 EMMOCK WOODS GROVE, DUNDEE, DD4 9GD**  
**OFFERS OVER: £310,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER

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**Accommodation Comprises: Vestibule, Entrance Hall, Lounge, Dining Room, Study, Kitchen, Utility Room, W.C. Cloaks. Upper Floor: Master Bedroom with En Suite Shower, 3 Further Bedrooms, Family Bathroom. External: Garage, Driveway and Gardens.**

This well presented, spacious FOUR BEDROOM DETACHED VILLA is situated in a much sought after residential area. The property offers excellent spacious family accommodation on two levels and is tastefully decorated throughout. The property is close to all local amenities including schools, shops and a main bus route. Benefits include gas central heating and double-glazing. All floor coverings are included in the sale. Early internal viewing is highly recommended.

**ENTRANCE: -**

A UPVC doors give access into the vestibule. There is a large double-glazed window with outlook to the front. Built-in cloak cupboard. Glazed door giving access into the reception hallway. Laminate flooring. The reception hallway has a carpeted stairway giving rise to the upper-level accommodation. Built-in under stair storage cupboard. Downlights. Radiator.

**LOUNGE: -**

Approximately 18'6" x 12'8". A glazed door allows access into the spacious lounge which had French style double glazed doors to the rear garden. There are also French doors allowing access to the dining room. Laminate flooring and carpet. Attractive downlights. Radiator.

**DINING ROOM: -**

Approximately 12'11" x 10'3". The dining room has a double-glazed window offering pleasant outlook towards the front of the property. Attractive downlights. Laminate flooring. Radiator.

**W.C. CLOAKS: -**

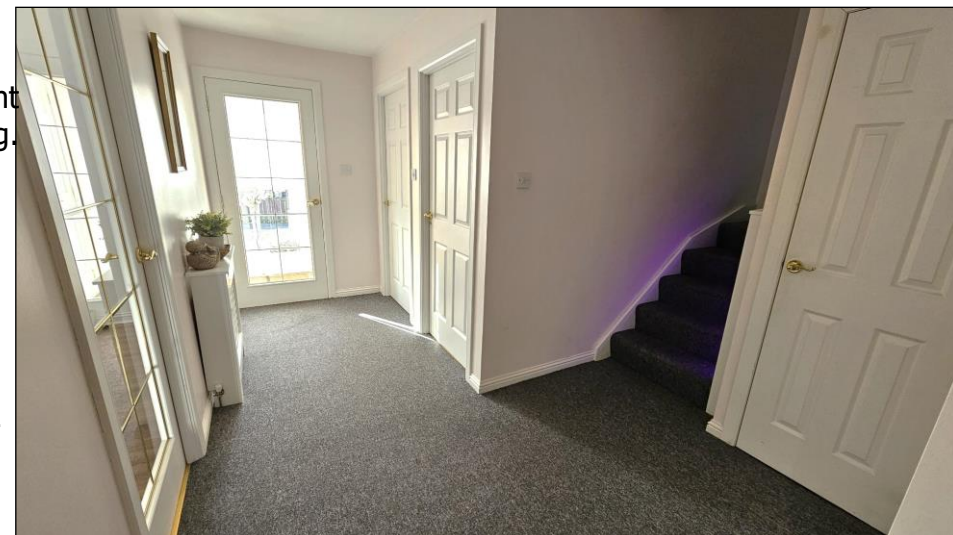
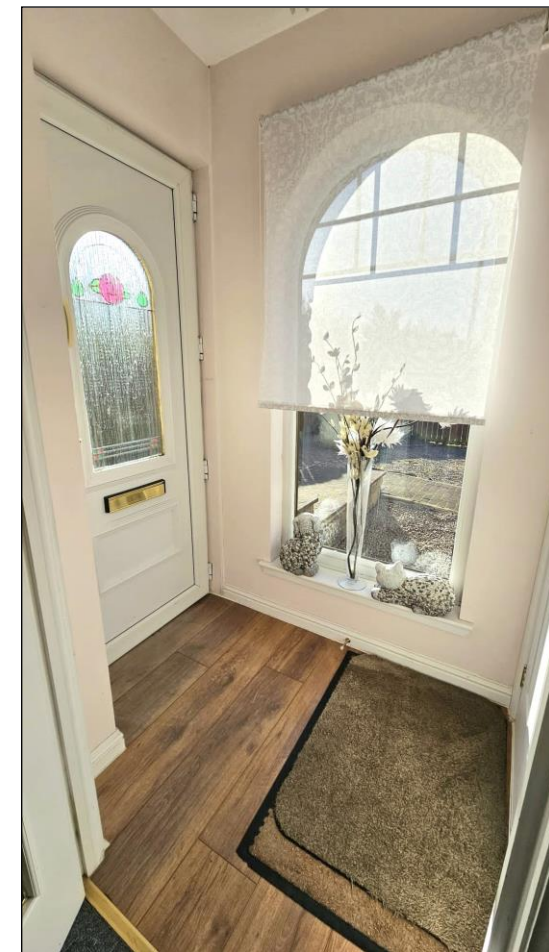
Comprising W.C. and wash hand basin. Laminate flooring.

**STUDY: -**

Approximately 9'0" x 7'11". The study has a double-glazed window offering pleasant outlook towards the front of the property. Fitted roller blind. Laminate flooring. Radiator.

**KITCHEN: -**

Approximately 14'9" x 9'1". A glazed door gives access to the kitchen which has a range of base and wall mounted storage cupboards having contrasting work surfaces and attractive splashback. There is a stainless-steel sink. Integrated appliances include a gas hob with extractor hood above and an eye level double oven, integrated fridge and freezer. There is a double-glazed window offering pleasant outlook towards the rear garden. Fitted Venetian blinds. There is an attractive centre island which offers seating and storage. Attractive under unit and plinth lighting. Downlights. Tiled floor. Radiator.





**UTILITY ROOM: -**

Approximately 7'6" x 4'1". The utility comprises base and wall mounted storage cupboards with contacting worksurfaces and attractive splashback. There is a stainless-steel sink with plumbing for a washing machine.



**UPPER FLOOR: -**

The upper landing is carpeted. There is a built-in linen cupboard. Downlights. Radiator.

**BEDROOM 1: -**

This is a good-sized room with double glazed window offering pleasant outlook towards the front. Fitted roller blind. Built-in wardrobes with attractive mirror sliding doors. Attractive downlights. Carpet. Radiator.



**EN-SUITE: -**

The ensuite comprises W.C., wash hand basin and a shower enclosure with an electric shower. There is attractive wet wall splash back. Parador style ceiling with downlights. Vanity cupboards offering storage. Extractor fan. Laminate flooring. Radiator.





**BEDROOM 2: -**

Approximately 11'3" x 11'3". This is another good-sized bedroom with double glazed window offering outlook toward the front. Fitted roller blind. Built-in wardrobes offering ample hanging and shelving with attractive mirror sliding doors. Carpet. Radiator.

**BEDROOM 3: -**

Approximately 16'0" x 11'5". This spacious double bedroom has a double-glazed window offering pleasant outlook towards the rear. There are built-in wardrobes offering ample hanging and shelving space with attractive mirror sliding doors. Carpet. Radiator.

**BEDROOM 4: -**

Approximately 13'9" x 12'2". Spacious double bedroom with double glazed window offering outlook to the rear. Built-in wardrobes with attractive mirror sliding doors. Carpet. Radiator.



**FAMILY BATHROOM: -**

The bathroom comprises W.C., wash hand basin and bath with electric 'Triton' shower above. Attractive wall and floor tiles. There is a double-glazed window which offers a good deal of natural light. Downlights. Radiator.



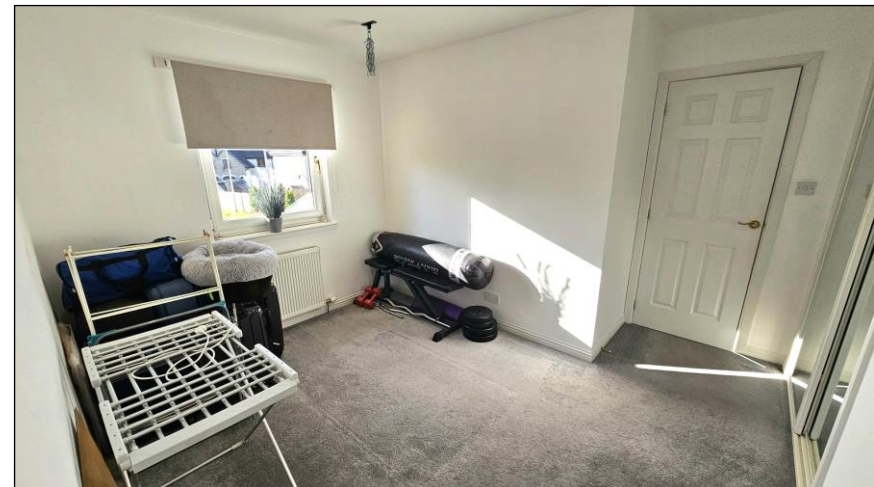
**EXTERNAL: -**

There is a Monoblock driveway to the front offering off street parking and allowing access to the garage which has an up and over door. The front garden has an area of grass with border shrubs and bushes. The rear garden is fully enclosed and has an area of grass with border shrubs, trees and bushes.



**INCLUDED IN PRICE: -**

All floor coverings and window blinds are included.



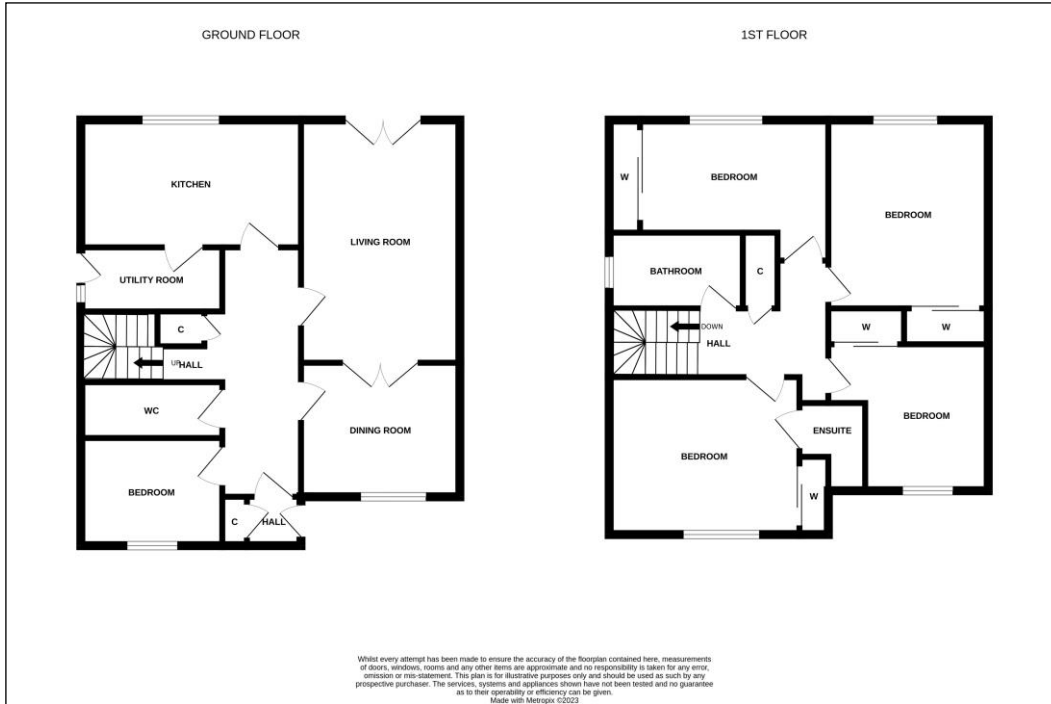




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**FLOOR PLAN: -**



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All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.