



**4B Mansion Drive, Dundee, DD4 9DD**

**Offers Over £165,000**

**Home Report Value - £175,000**

Contact Solicitors for an  
appointment to view

**01382 203000**

**Chamber Practice** 





Excellent opportunity to purchase this three bed family home located in the popular Dalclaverhouse area to the north of the City with excellent transport links and schools nearby. There are many local amenities, including supermarkets and leisure and recreation facilities within easy reach and Kingsway with its main arterial routes is a short distance from the property.

Comprising over two levels: entrance hall with connecting door to lounge and carpeted staircase to upper level accommodation; bright and spacious lounge with front facing window, storage cupboard and archway to dining area which has connecting door to kitchen and patio doors leading to the rear garden; well-appointed kitchen fitted with a range of shaker style base and wall mounted units with contrasting worktops and tiled splashbacks, integrated electric hob and oven; upper landing with connecting doors to bedrooms and bathroom and hatch to attic; stylish family bathroom with white 3 piece suite incorporating W.C., vanity unit and bath with mains fed shower over, full wet-wall panelling; 2 double bedrooms with built in wardrobe/storage facilities and single bedroom with storage cupboard. Externally there are private gardens to the front, enclosed south-facing gardens to the rear and driveway to the side providing ample off street parking facilities.

Early viewing is recommended. The property may be suited to family looking to make this property their own.

- **Semi-Detached Villa**
- **Popular Location**
- **Modernisation Required**
- **Lounge**
- **Dining Room**
- **Kitchen**
- **Stylish Bathroom**
- **3 Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **South-Facing Rear Garden**
- **Driveway**
- **Ideal Family Home**





Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.

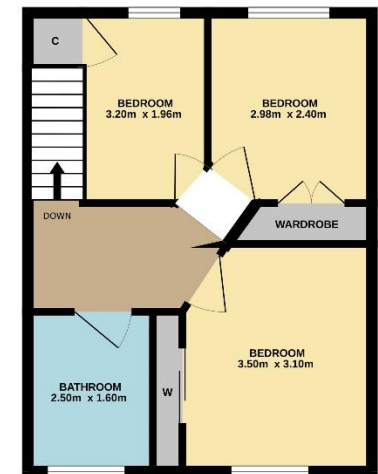






GROUND FLOOR

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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*Included in the sale are all carpets and floor coverings, window blinds where fitted, integrated appliances and garden shed.*