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51 EMMOCK WOODS DRIVE, DUNDEE, DD4 9FA

Three bedroom detached villa

Double Glazing

Gas Central Heating

Walk in condition

Ideal family home

Early viewing highly recommended

Offers over £260,000

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

PARTICULARS OF SALE OF 51 EMMOCK WOODS DRIVE, DUNDEE

Hardwood front door with stained glass inset.

Vestibule:

Wood effect laminate flooring. Cloakroom cupboard housing hot water boiler. Arched window. Two power points. Centre light. Glass panel door leading to:-

Hallway:

Laminate flooring. Twin ceiling lights. Under stair cupboard providing extensive storage facility. Radiator. Ample power points. Carpeted stairs leading to upper floor.



Cloakroom:

White wc and wash hand basin. Tile effect flooring. Centre light. Radiator.

Lounge:

Approx. 19'11" x 10'7". Wood effect laminate flooring. Radiator, Two ceiling lights. Fire surround with electric fire. Ample power points. French doors with wooden venetian blinds.



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Dining area:

Approx. 9'11" x 9'5". Wood effect laminate flooring. Radiator. Centre light. Ample power points.



Kitchen:

Approx. 13' x 7'7". Fully fitted kitchen with base and wall unit. Stainless steel sink. Tiled splashback. Integrated electric oven with extractor hood, gas hob, dishwasher and washing machine. Wood effect laminate flooring. Spotlights. Wood effect venetian blinds. Ample power points.



Upper landing:

Fitted carpet. Ceiling light. Linen cupboard. Ample power points. Access to attic.

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Master bedroom with en-suite:

Approx. 14'3" x 11'3". Fitted carpet. Fitted double wardrobe with mirror doors. Centre light. Radiator. Venetian blinds.



En-suite:

Approx. 8'8" x 5'5" at widest point. Entered by mirror doors, White wc and wash hand basin. Shower cubicle with wet wall and mains shower. Panelled ceiling. Radiator. Spotlight.



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Bedroom 2:

Approx. 11'7" x 10'5". Fitted carpet. Fitted double wardrobe with shelves and mirror doors. Centre light. Radiator. Venetian blinds.



Bedroom 3:

Approx. 9'7" x 9'3". Fitted carpet. Fitted double wardrobe with shelves and mirror doors. Centre light. Radiator. Venetian blinds.



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Family bathroom:

White three piece bathroom suite incorporating wc. Wash hand basin and bath. Cabinet. Partial marble effect tile around bath. Laminate wood effect flooring. Spotlight fitment. Radiator.



Outside:

Front garden laid in lawn with monobloc driveway leading to single garage with power and light. Path to side leading to rear garden. Fully enclosed rear garden with decking area. Partially laid in lawn with shrubs.

Viewing: By appointment through Seller on 07596 082 320.



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