

CALDERS

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- Popular Location
- Well presented flat
- Walk in condition
- Lounge
- Fully fitted Kitchen
- 2 Bedrooms
- Modern Shower room
- Common drying area
- Gas Central Heating
- Double Glazing



32 CLENCLOVA TERRACE, DUNDEE, DD3 8DR

Offers Over £120,000

This well presented two bedroom ground floor flat is ideally situated in a popular residential area. There is easy access to public transport to Dundee City Centre and there is a range of local amenities including schools and shops within a short walking distance.

The property is in walk in condition and has recently been modernised and completely upgraded by the present owner. The property benefits from gas fired central heating, modern double glazing and a fully fitted kitchen. All built in appliances together with the washing machine and fridge freezer are included in the sale as well as all window blinds and curtains.

Viewing is highly recommended to appreciate the property on offer.



Hallway 1.60m x 5.15m (at widest point) (5ft.3"x 16ft 9") Approx

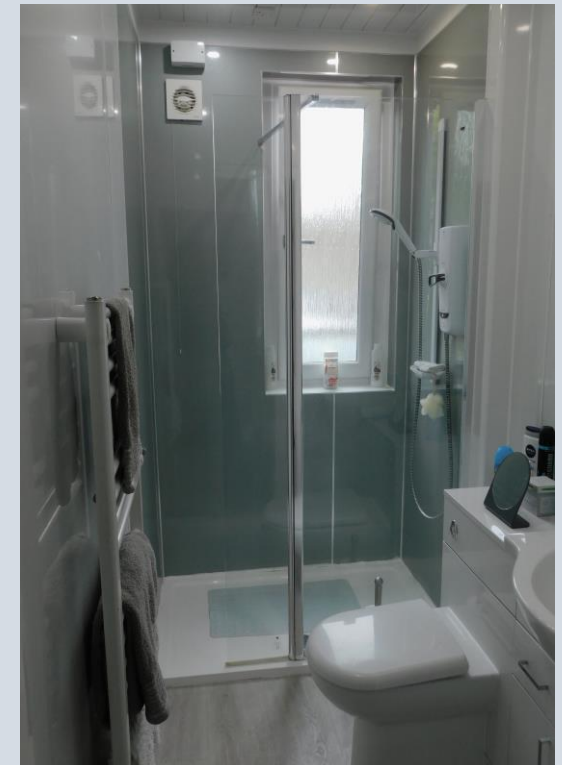
Modern UPVC front door gives access to the hallway with grey laminate flooring. All accommodation leads from the hallway. Hall storage cupboard with Worcester Bosch Combi Boiler.

Lounge 4.1m x 3.54m (13ft 5" x 11ft 6") Approx

Well proportioned bright lounge with window overlooking the front of the property.

Kitchen 1.75m x 2.9m (5ft 7" x9ft 5") Approx

This galley style kitchen has been recently fitted with modern stylish wall and base units in high gloss white. Contrasting black granite effect worktops and splashbacks. Built in gas hob, electric grill and oven with stainless steel extractor fan. Stainless steel sink with mixer tap. Washing machine & fridge freezer are also to be included.



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Master Bedroom 2.94m x 4.35m (9ft 6" x 14ft 3") Approx

Located to the rear of the property, this good sized master bedroom benefits from modern built in wardrobes with sliding mirrored doors providing hanging and shelving space.



Bedroom Two 3m x 3.24m (9ft 8" x 10ft 6") Approx

Located to the rear of the property, this second double bedroom benefits from built in wardrobes providing excellent storage space. This room is currently used as a dining room.

Bathroom 1.39m x 2.54m (4ft 5" x 8ft 3") Approx

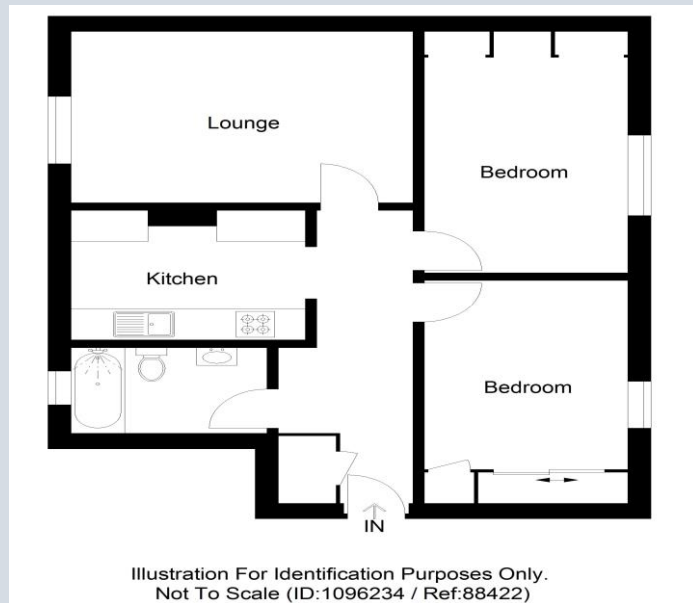
This fully modernised bathroom has UPVC ceiling panelling. Large walk in shower enclosure with glazed screen and electric shower. White W.C and wash hand basin set into a modern white vanity unit providing additional storage. Heated towel rail.

Externally

The front garden is monoblocked. To the rear there is a common drying green and garden ground laid mainly to grass. Timber garden shed.



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Full Home Report available from Selling Agents, Calders, or download from TSPC

Viewing Arrangements strictly by appointment: Contact Selling Agents Calders, Solicitors & Estate Agents, 10 Whitehall Street, Dundee
Tel: 01382 224391 email: admin@calders.com

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