

RICHMOND & Co.

Solicitors, Estate Agents and Notaries Public

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4 CLAYHILLS GARDENS, BIRKHILL, DUNDEE, DD2 5RP

Detached Three bedroom bungalow in quiet cul de sac

GCH & DG

Driveway and Garage

Ideal family home in prime location close to all amenities

Viewing highly recommended

Offers over: £235,000

PARTICULARS OF SALE OF 4 CLAYHILLS GARDENS, BIRKHILL, DUNDEE

Hardwood front door with glass panel.

Entrance hallway:

Hallway:

Fitted carpet. Radiator. Two cupboards providing cloakroom facility. Twin lights. Ample power points.

Lounge (Approx. 18'10" x 12'5"):

Fitted carpet. Gas fire. Louvre blinds. Twin light fittings. Double radiator. Ample power points.



Dining Kitchen:

Fully fitted kitchen with base and wall units. Tiled splashback. Integrated oven and hob. Striplight. Laminate flooring. Venetian blinds. Ample power points. Door leading to rear sun porch.



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

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Sun Porch (Approx. 10'11" x 5'5"):

Laminate floor. Louvre blinds.



Bedroom 1 (Approx. 10'2" x 9'11"): Fitted carpet. Double built in wardrobes. Centre light. Louvre blinds. Radiator. Ample power points.



Bedroom 2 (Approx. 13'8" x 9'4"): Fitted carpet. Double fitted wardrobes with mirror doors and separate bed surround unit with wall lights. Centre light. Venetian blinds. Radiator. Ample power points.



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Bedroom 3 (Approx. 10'5" x 7'5"): Fitted carpet. Centre light. Venetian blinds. Radiator. Ample power points.



Bathroom:

Three piece white fitted bathroom suite comprising wc, wash hand basin. Corner shower cubicle with wetwall and Triton electric shower. Tiled walls. Heated towel rail. Vinyl flooring.



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Outside:

Front garden laid in chips with paving stones. Monobloc driveway leading to garage. Spacious landscaped gardens to side and rear laid in lawn with mature shrubs and trees. Garden shed.

Conservatory: (Approx. 7'9" x 12'4"):

Attached to garage and fully glazed.



Viewing:

By appointment through Selling Solicitor on 01382 201964.

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