






Offers Over £200,000





- Semi Detached Villa
- Established Location
- Living Room
- Kitchen Diner
- WC
- 3 Bedrooms
- Shower Room
- Gas CH, Dbl Glaz
- Gardens
- Driveway

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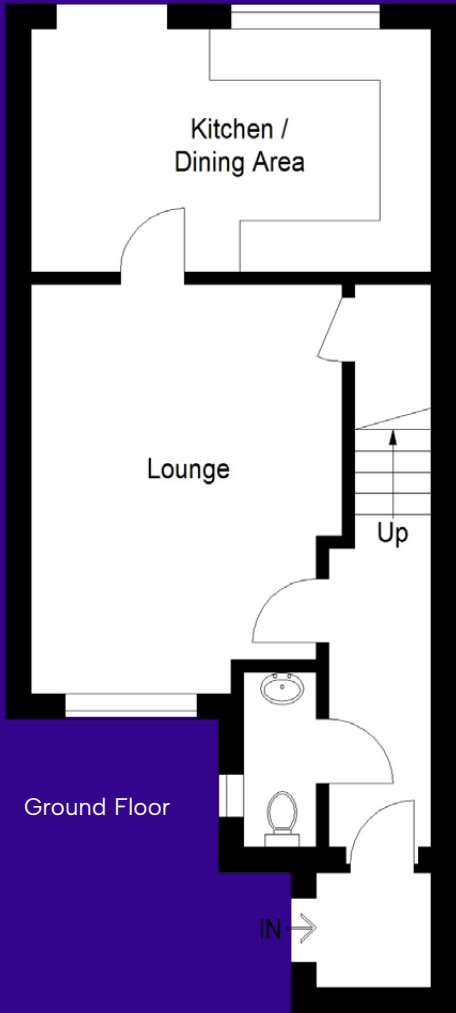
A very well positioned semi detached villa located in an established residential development of modern homes to the north west of Dundee. The immediate area is well placed for local amenities while Clatto Country Park offers recreational facilities nearby. A bus service connects the area with other parts of the city including the city centre which offers a range of major shopping and transport options.

The property benefits from double glazing and gas central heating. The accommodation is accessed by an entrance vestibule which leads to the hall. The hall gives access to the WC and also on to the living room which has an east facing aspect to the front garden. The living room has a fitted storage cupboard and a door leading to the kitchen diner. The kitchen area has a range of fitted units while the dining area has patio doors that lead out to the west facing rear garden. Stairs from the hall lead to the upper landing which gives access to the three bedrooms. Two of the bedrooms have fitted wardrobe space while two fitted storage cupboards are accessed from the landing. The shower room completes the accommodation and is also positioned on the upper floor.

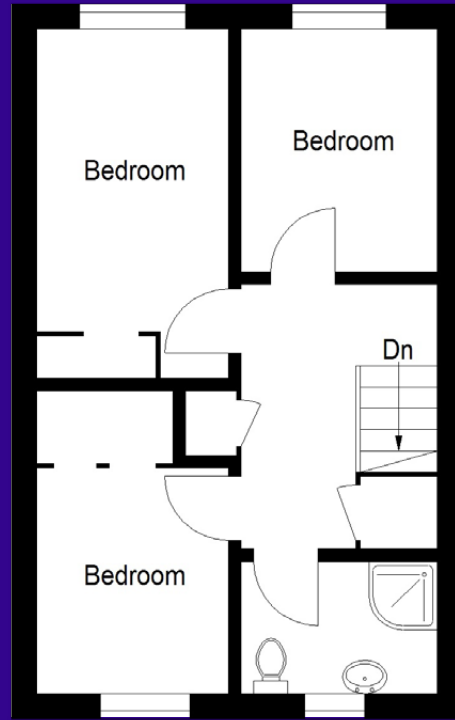


The front garden is laid in stone chips while the driveway provides off-street parking for a number of vehicles. The generous west facing rear garden is laid in paving, artificial turf and stone chips together with a variety of plants and shrubbery. A shed is located in the rear garden and forms part of the sale.





Ground Floor

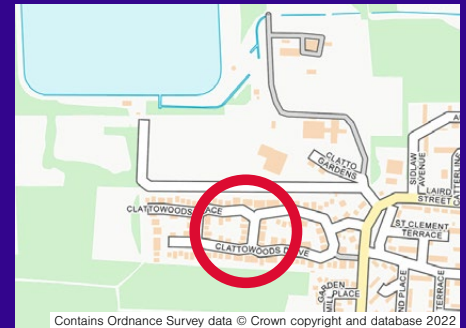


First Floor



Accommodation (measurements are approx)

Living Room	4.83m x 3.78m	(15'10" x 12'5")
Kitchen Diner	4.70m x 2.83m	(15'5" x 9'3")
Bedroom 1	3.41m x 2.72m	(11'2" x 8'11")
Bedroom 2	3.08m x 2.63m	(10'1" x 8'8")
Bedroom 3	2.86m x 1.96m	(9'5" x 6'5")
Shower Room	2.04m x 2.01m	(6'8" x 6'7")
WC	1.81m x 0.83m	(5'11" x 2'9")



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DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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