

Connelly Yeoman

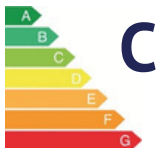


4 EMMOCK WALK, DUNDEE, DD4 9FL

SUPERIOR SEMI DETACHED
VILLA



- Immaculate family home in walk-in condition.
- Generous proportioned rooms on two levels decorated to a high standard with Karndean flooring.
 - Gas central heating and Double glazing.
- A fully enclosed garden with entertainment area and summerhouse



3 2 3



OFFERS OVER

£265,000

Property Description

This is a highly distinctive and much admired SUPERIOR SEMI DETACHED VILLA, set in a large plot in a sought after location a short drive from Dundee City Centre and ideally situated for road links to Aberdeen, Perth, Edinburgh, Glasgow and all Angus towns and villages. A wide range of amenities are close by including primary and secondary schools, Dundee and Angus College, Caird Park with its nine hole golf course, award winning indoor football training facility and a variety of supermarkets and superstores. This delightful property offers generous proportioned accommodation over two levels and enjoys views over the play park and countryside and has the advantage of gas central heating and double glazing. Internally, the property has been stylishly decorated with beautiful tiling at ground level, Karndean flooring and a feature entertainment wall in the lounge. Externally, you will find a fully enclosed rear garden which has been lovingly landscaped for ease of maintenance with family entertaining and leisure at its heart. The garage has been converted with patio doors creating an indoor entertaining space with a bar area. Overall, this property offers exceptional family living in a semi rural location yet minutes from most amenities and services. Early viewing would be highly recommended.

ACCOMMODATION:

VESTIBULE & HALLWAY, WC, KITCHEN, DINING ROOM, LOUNGE, CONSERVATORY, MASTER EN SUITE, 2 DOUBLE BEDROOMS AND A FAMILY BATHROOM.

HALLWAY:

Entry to the property is via a bright vestibule with a front facing window and a cupboard housing the boiler and electric fuse box. Through a glass door you enter a welcoming and spacious hallway with a stylish white stair case leading to the upper floors, a feature mirror and spot lights to the ceiling. There are beautiful large white tiles on the floor which flow through the hallway and into the WC.

WC:

Approx. 3'9 x 10'2. With feature mosaic tiling and a vanity area incorporating the wash hand basin, WC and a large mirror with spotlights above, an extractor, spotlights to the ceiling and a radiator.

DINING ROOM:

Approx. 13'10 x 11'8. A charming dining room with a side facing, bay window. With ample room for a table and chairs and other furnishings. There is feature Karndean flooring which flows into the lounge, spotlights to the ceiling and a radiator.

KITCHEN:

Approx. 15'5 x 10'7. Finished with modern base and wall units the kitchen faces the front of the property and has granite work surfaces incorporating a stainless steel sink with a mixer tap, stainless steel electric oven, combination microwave oven, a halogen induction hob with extractor above. There is also a wine fridge, integrated washing machine, dishwasher and fridge freezer. A nice touch are the LED lights at floor level, spotlights to the ceiling and a vertical radiator.

LOUNGE:

Approx. 23'8 x 12'6. A stunning lounge with feature entertainment wall with a tv, fireplace and shelving with spot lights. There is ample space for furnishings and a concertina door leads into the conservatory.

CONSERVATORY:

Approx. 13'9 x 16'6

A delightful addition to this property is this spacious conservatory which gives access into the sunny garden.



UPPER HALLWAY:

Karndeane flooring continues upstairs and into the Master bedroom. In the hallway there is a large walk in airing cupboard with access into the loft.

MASTER BEDROOM:

Approx. 17'4 x 13'4. With double shelved and hanging wardrobes with sliding mirrored doors. A front facing window overlooks the play park and open countryside.

ENSUITE:

Approx. 6' x 5'6. There is a WC, vanity unit with wash hand basin and a shower cubicle housing a hand held and deluge shower with extractor fan and spotlights to the ceiling. Finished with modern wet wall, a mirror with light and a vertical modern radiator.

BEDROOM 2:

Approx. 10'7 x 13'9. A rear facing bedroom with double shelved and hanging wardrobe with sliding mirrored doors, wood effect Karndeane flooring and a radiator.

BEDROOM 3:

Approx. 12'5 x 14'. A further good sized rear facing bedroom with triple shelved and hanging wardrobe with sliding doors, wood effect Karndeane flooring and a radiator.

FAMILY BATHROOM:

Approx. 8'6 x 7'5. With a full bath with shower to tap, a wash hand basin and WC. There is a side facing window offering light and natural ventilation, a radiator and extractor fan.

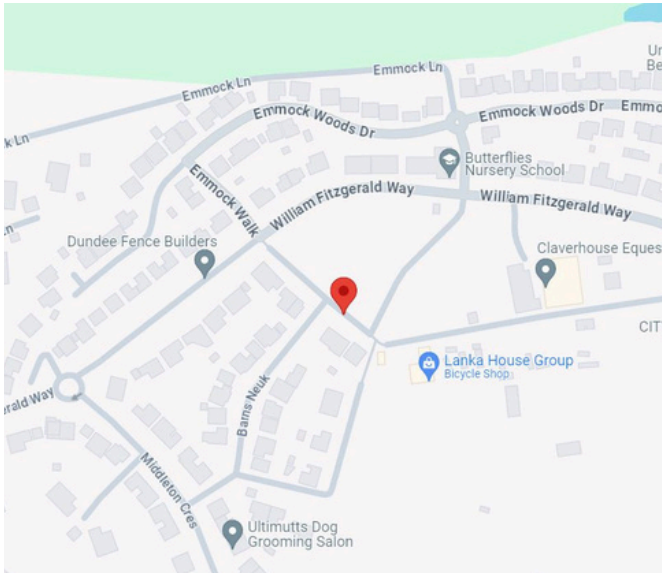
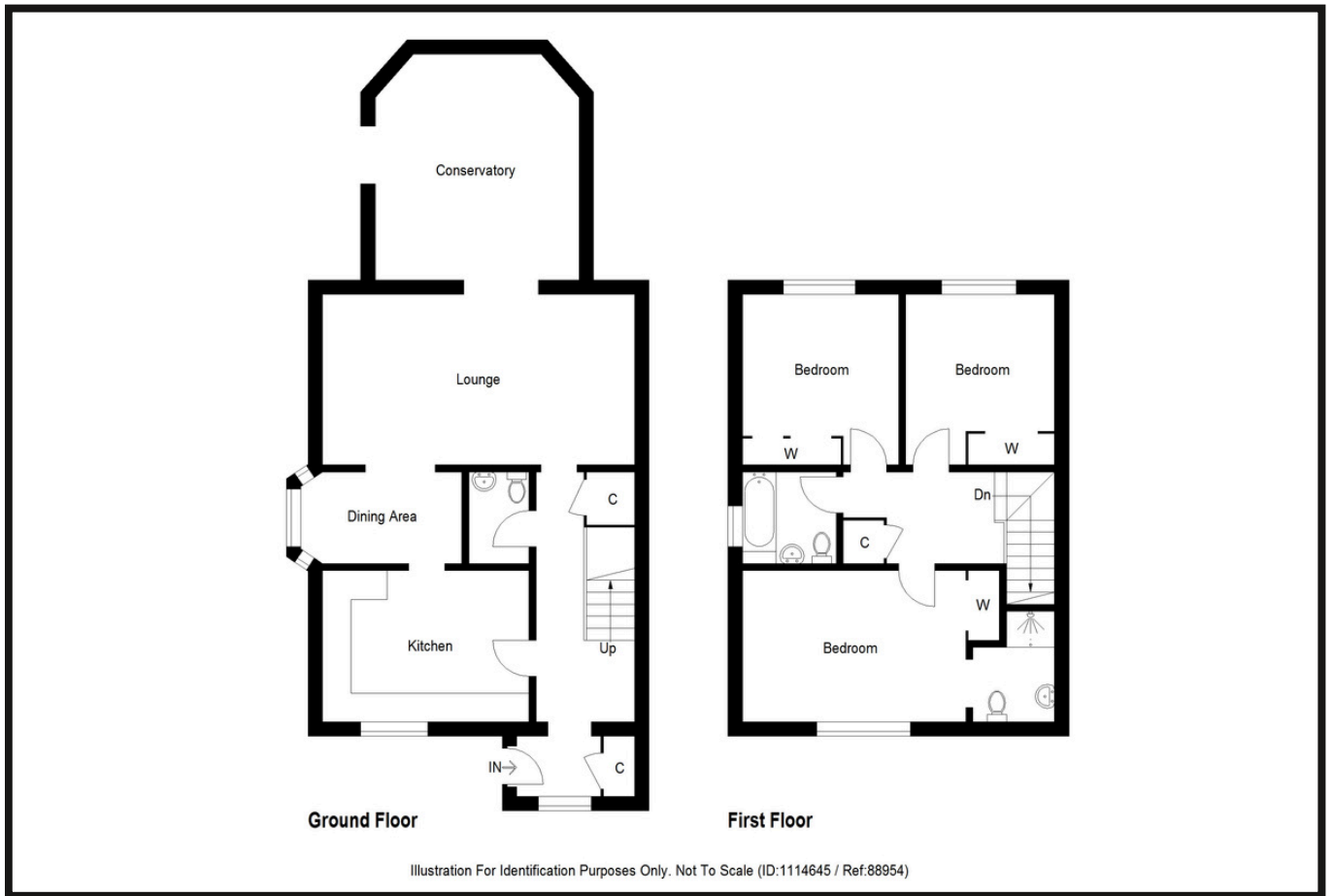
GARAGE/SUMMER HOUSE:

Approx. 10'8 x 17'6. The garage has been converted with patio doors to house an entertainment area with a bar, spotlights to the ceiling and an access hatch to a floored loft.

OUTSIDE: The rear garden is fully enclosed and has been landscaped for ease of maintenance with an area of Astro turf. It has a large sunny patio with entertainment area. To the front of the property there is a pressed concrete block effect patio with a glass balustrade as you reach the front door.



Property Professionals



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