



34 Mansion Drive, Dundee, DD4 9DD

Offers Over £295,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



- **Exceptional Detached Bungalow**
- **Lounge with French Doors**
- **Large Dining Kitchen**
- **Master Bedroom**
- **En Suite Shower Room**
- **3 Further Double Bedrooms**
- **Family Shower Room**
- **Gas Central Heating**
- **Double Glazing**
- **Excellent Storage Facilities**
- **South-facing Rear Garden**
- **Driveway & Large Garage**
- **Excellent Family Home**

Fantastic opportunity to purchase this beautifully presented, deceptively spacious, family home located in a popular, well established residential area to the north of the City with excellent transport links and schools nearby. There are many local amenities, including supermarkets and leisure and recreation facilities within easy reach and Kingsway, with its main arterial routes, is a short distance from the property.

The subjects have been refurbished and maintained to an extremely high standard by the current owners and benefits include modern kitchen and recently installed shower rooms, double glazing and gas central heating. Quality flooring, tasteful décor and downlights throughout further enhance this exceptional property.

Accommodation comprises: reception hall with 3 storage cupboards, hatch to partially floored attic and connecting doors to all rooms; welcoming lounge with focal fireplace housing gas fire and French doors leading to patio area; beautifully appointed dining kitchen fitted with a range of base and wall mounted units with complementary worktops and illuminated display shelves, integrated microwave, dishwasher, wine cooler and American style fridge freezer, range cooker and part glazed external door to side; contemporary family shower room; extremely spacious master bedroom with built in wardrobes and connecting door to stylish en suite shower room; and three further double bedrooms, all having built in wardrobe/storage facilities. Externally there is a well maintained enclosed garden to the front with Monobloc driveway and large garage with power points, lighting and plumbing for automatic washing machine and a large enclosed south-facing garden to the rear which overlooks Trottick Ponds Nature Reserve.

It is anticipated this particular property will prove popular and early viewing is essential to avoid disappointment.

Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.





GROUND FLOOR
142.0 sq.m. approx.



TOTAL FLOOR AREA: 142.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been looked and no guarantee as to their operability or efficiency can be given.
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Included in the sale are all floor coverings, window blinds where fitted, integrated appliances & range cooker. The American style fridge freezer and brand new washing machine may be negotiated separately.

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.