

# Connelly Yeoman



47 CLATTOWOODS DRIVE, DUNDEE, DD3 9SF

SEMI DETACHED VILLA



## Key Features

- Within a popular residential area of Dundee, close to Craigowl Primary School.
  - Gas Central Heating and Double Glazing.
- Neutral décor throughout, with recently upgraded shower room and WC



OFFERS OVER

**£210,000**

# Property Description

A modern SEMI DETACHED VILLA ideally situated within a desirable residential area of Dundee. The property is positioned close to Craigowl Primary school, Clatto Country Park and Downfield Golf Course and provides generously proportioned accommodation on two levels. The property has been well maintained and is decorated in neutral tones with a recently upgraded shower room and ground floor WC. It enjoys the benefit of gas central heating and double glazing.

**ACCOMMODATION:**  
LOUNGE, DINING KITCHEN, WC, 3 BEDROOMS AND A SHOWER ROOM

**ENTRANCE HALLWAY/VESTIBULE:**  
Approx. 4'6 x 3'4. Entry is into a vestibule via a recently replaced double glazed front door. There is wood effect flooring and an unusual full length window flooding the hallway with natural light.

**LOUNGE:**  
Approx. 14'4 x 11'8. A good sized family lounge with sage coloured walls which compliment the internal white doors and frames. There is wood effect flooring and a door leading into the dining kitchen.

**DINING/KITCHEN:**  
Approx. 15'5 x 9'5. The kitchen is fitted with a range of wall and base units in a light oak with a mottled effect work surfaces and ample space for dining table and chairs. There is a gas hob, electric oven with extractor above, plumb space for an automatic washing machine and space for a large fridge freezer. French doors lead out into the rear garden.

**WC:**  
Approx. 5'8 x 2'8. A conveniently located WC on the ground floor, which has been recently upgraded, with green tiling to dado height, WC and wash hand basin. There is a wall mounted radiator, downlights and a window providing natural light and ventilation.



**TOP LANDING:**

At the top of the stairs there is a large storage cupboard with shelving and a further cupboard housing the hot water tank. A ladder provides access into a partially floored attic.

**BEDROOM 1:**

Approx. 12'2". A good sized double bedroom with laminate flooring, built in double wardrobes and a window overlooking the rear of the property.

**BEDROOM 2:**

Approx. 10'2" x 8'7". A lovely bright room overlooking the front of the property with built in double wardrobes.

**BEDROOM 3:**

Approx. 8'2" x 6'3". The third bedroom overlooks the rear of the property and has a fitted wardrobe with bi-folding doors.

**SHOWER ROOM:**

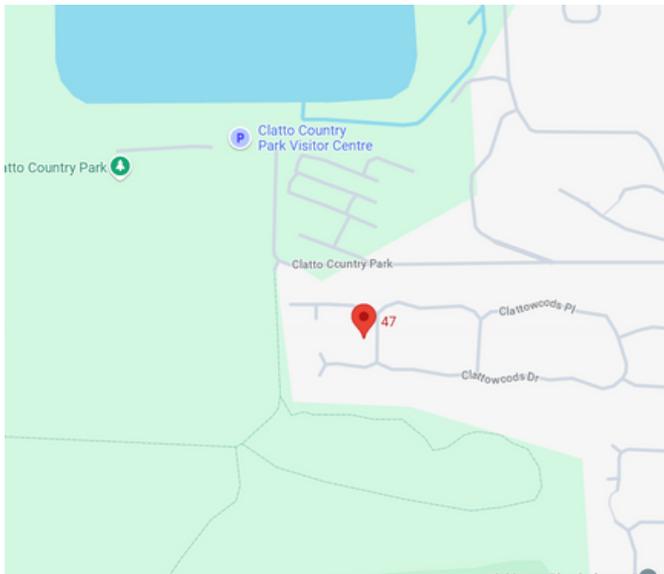
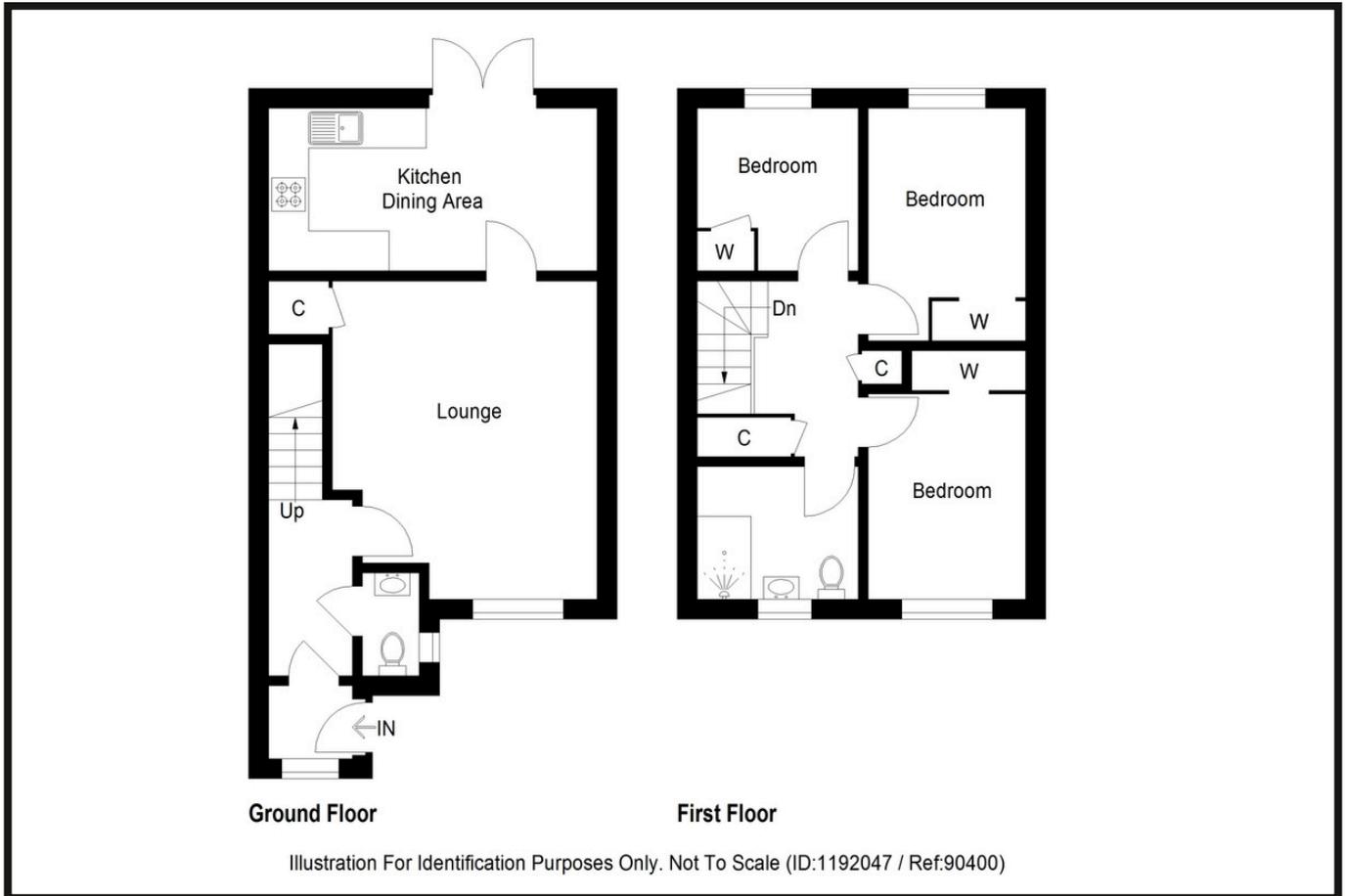
Approx. 6'7" x 6'6". A recently updated family shower room with charcoal wall tiles. There is a large shower tray, wash hand basin with oak vanity unit, WC, downlights and wall mounted towel rail.

**OUTSIDE:**

A Monoblock driveway provides parking for approx. 2 vehicles. There is a lawn to the front of the property and the rear garden has been fully fenced and had a lawned area, two separate patio areas providing ample of space for garden furnishings.



# Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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