



46 EMMOCK WOODS CRESCENT, DUNDEE, DD4 9GA
OFFERS OVER £340,000



HOME REPORT VALUATION £340,000

EPC RATING C



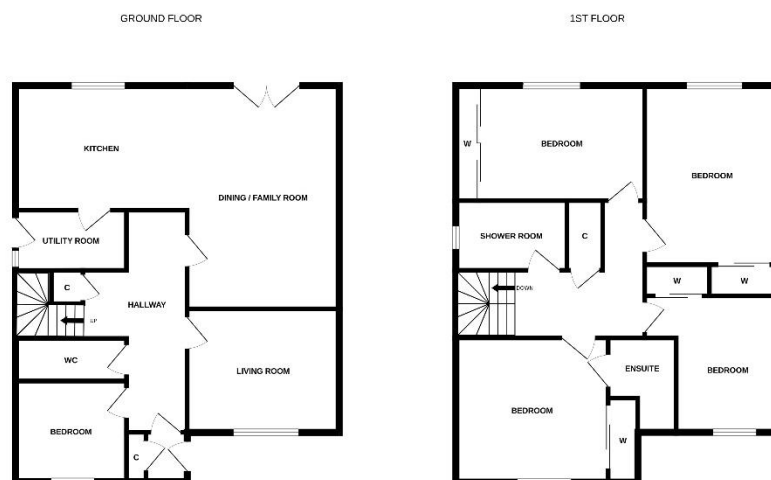
This five-bed detached villa is located in an established residential development to the north of Dundee. The property is ideally located as it benefits from being positioned on the edge of the suburb overlooking fields, providing a rural feel. There is easy access to Dundee and the surrounding areas via the A90. Ample off street parking is provided by a large monobloc driveway and double garage. The property has been well maintained and decorated throughout with a clean modern feel making it the ideal family home in move in condition.

The property enters into a vestibule with a three quarter length window allowing ample light into the main hallway. The hall provides access to the ground floor of the accommodation which comprises of a bedroom, dining room, w.c., open plan kitchen living area and a utility room. To the front of the property lies the bedroom and dining room. The open plan kitchen and living area is a light and airy space. Glass UPVC patio doors open to the decking area and allow for the views for the fields to be enjoyed from the living area. The modern kitchen has been fitted with both wall and base units with an integrated hob, oven and extractor fan. The kitchen also benefits from a feature island and breakfast bar. The utility room can be found off the kitchen and also provides access to the side of the property through a frosted glass door.

Upstairs there are four bedrooms and a family shower room. The master bedroom is to the front of the property and has been fitted with a built-in wardrobe with sliding mirrored doors. The room benefits from its own modern en-suite shower room. There are a further three double bedrooms each with their own built-in wardrobe with sliding doors. The family shower room has been fitted with a large shower cubicle, heated towel rail, vanity unit and w.c.

The property has excellent outside space perfect for entertaining. The rear garden is spacious and laid in lawn. A partial wrap-around decking provides the perfect opportunity to experience outdoor living and an excellent space to host BBQs and other events. The garden also features a versatile summerhouse or home office. The building is linked to the electricity supply and has its own built-in bar area. The property also benefits from its own functioning CCTV system for extra security.

Early viewing is highly recommended to fully appreciate this property. The property presents a fantastic opportunity to purchase a spacious family home.



While every attempt has been made to ensure the accuracy of the location contained here, measurements of plots, sections, corners and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The sections, systems and appliances shown have not been tested and no guarantee is given in their operation or efficiency and the same.
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