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**76 CLATTOWOODS DRIVE
DUNDEE
DD3 9SF**

OFFERS OVER £170,000



Accommodation Comprises:- Entrance Hall, Lounge/Dining, Breakfast/Kitchen, Master Bedroom En suite, Two Further Bedrooms, Bathroom, Gardens and Garage.

CAMPBELL BOATH
Bank House 1 Stirling Street Dundee DD3 6PJ. Tel: (01382) 202060 Fax: (01382) 202058

Situated within a quite cul-de-sac. This is a detached three bedroom villa which offers excellent move-in family accommodation on two levels. Benefits include gas central heating, double glazing and security alarm system. There are good sized gardens with a driveway offering off street parking and allowing access to the garage. Close to all local amenities including primary and secondary schools, shops and a main bus route to the city centre. All flooring coverings and window blinds are included in the sale. Early internal viewing is highly recommended.

ENTRANCE HALL:-

Double glazed door gives access to the hallway with a stairway giving rise to the upper level accommodation. Laminate floor. Radiator.

LOUNGE/DINING ROOM:-



Approximately 10'6" x 22'0". This room has two clearly defined areas. The sitting room has a double glazed window offering a pleasant outlook towards the front with fitted vertical blinds. Laminate floor. Radiator.

Dining area offers ample space for a family dining table and chairs and has double glazed patio doors allowing access to the rear garden. Fitted vertical blinds. Laminate floor. Radiator.

KITCHEN/BREAKFAST:-



Approximately 14'2" x 9'0". With a range of base and wall mounted storage cupboards having contrasting work surfaces and ceramic tiled splash-back. Integrated appliances include an electric oven, gas hob with extractor hood above. There is a pelmet with down lights. The double glazed window offers a pleasant outlook towards the rear garden and has fitted Venetian blinds. The breakfasting area offers a space for table and chairs and there is a double glazed door giving access to the rear garden with fitted Venetian blinds. There is a full length utility cupboard. Laminate floor. Radiator.

STAIRWAY TO THE UPPER LEVEL ACCOMMODATION:-

Upper hall. Access to the attic. Carpet. Radiator.

MASTER BEDROOM:-



Approximately 16'0" x 9'7". With a double glazed offering a pleasant outlook towards the front. Fitted vertical blinds. Built-in double wardrobe offering ample hanging and shelving space. Laminate floor. Radiator.

EN SUITE SHOWER ROOM:-

Comprising w.c., vanity wash hand basin with a vanity storage cupboard and built-in shower enclosure with a thermostatic shower. Ceiling down lights. The double glazed window has a fitted Venetian blind. Laminate floor. Radiator.

FAMILY BATHROOM:-



Comprising a modern white three piece suite w.c., vanity wash hand basin and a bath with an extendable shower head. Double glazed window has a fitted roller blind. Extractor fan. Floor tiles. Radiator.

BEDROOM 2:-

Approximately 11'4" x 10'10". This is a good sized double bedroom with a double glazed window offering outlook towards the front. There is a built-in double wardrobe offering hanging and shelving space and a built-in storage cupboard. Laminate floor. Radiator.

BEDROOM 3:-

Approximately 8'0" x 10'3". With a double glazed window offering a pleasant outlook towards the rear. A built-in double wardrobe with hanging and shelving space. Built-in utility cupboard housing security alarm control panel.. Laminate floor. Radiator.

EXTERNAL:-



The front garden is open planned and is mainly laid in grass with bushes and a paved driveway giving access to the garage. The rear garden is fully enclosed and is mainly laid in grass with border shrubs. Drying area. There is a rear gate giving access to surrounding park land.

THE GARAGE:-

Up and over door. Power points. Lights.

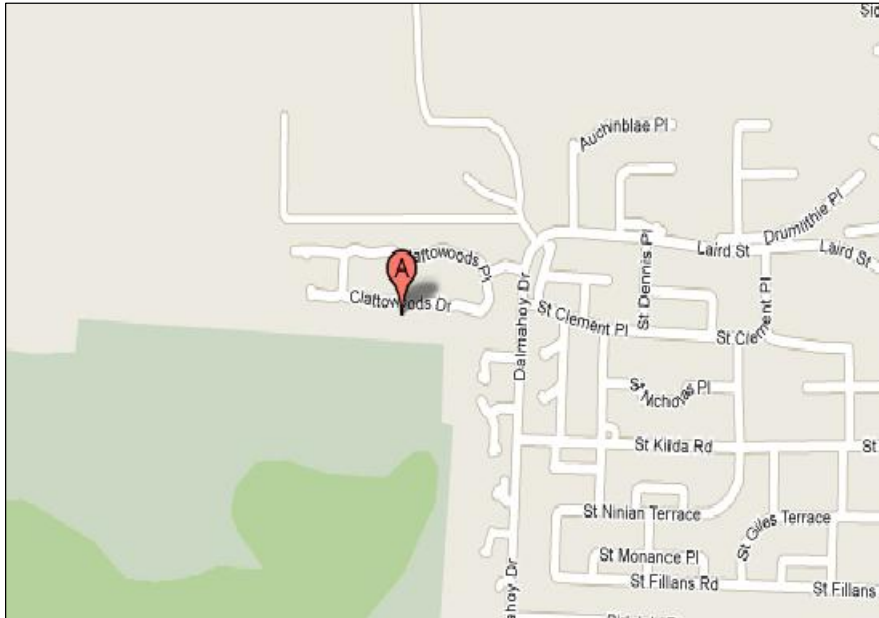
INCLUDED IN THE SALE:-

All floor coverings and window blinds.

VIEWING:-

Telephone Campbell Boath, Solicitors (01382) 202060.

DIRECTION:-



OWNER:-

Clients of Campbell Boath.

N.B.:-

It should be noted that there is a home report available on this property. Please contact solicitor. **FOR MORE DETAILS REGARDING THIS PROPERTY AND MANY OTHER PROPERTIES VISIT OUR WEBSITE @ www.campbellboath.com OR TELEPHONE OUR OFFICE ON 01382 202060.**

SONIC TAPE CLAUSE:

All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.