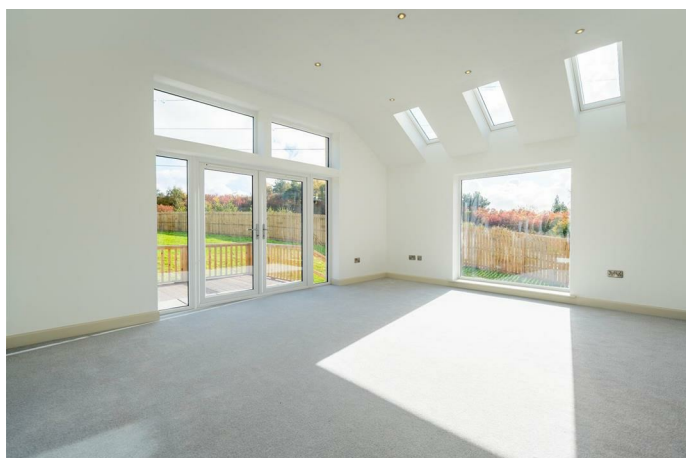


Simple Approach



**Tay View Wellwood, Dundee
DD2 5HG**

Offers in the region of £495,000

Beautifully positioned with far reaching countryside views, this pristine property comes to the market in excellent move in condition throughout having been newly built. A high level of care and attention has gone into making this family home, a true one-of-a-kind offering.

Tay View offers spacious accommodation set across one accessible floor spanning over approximately 198 square meters (approx), comprising; a welcoming entrance vestibule, a sizeable lounge with large windows and velux windows allowing for plentiful natural light to flood the room along with offering beautiful panoramic views. The kitchen, a true highlight of the home offers open plan living with a sizeable dining area and fitted with high quality units. There is a practical utility room, a stylish WC, four generous bedrooms two of which enjoy ensuite shower rooms and a master walk in wardrobe. A chic family bathroom completes the interior of this stunning home.

Externally the property is set upon an impressive plot of land with a large private rear garden, sizeable driveway and garage which provides ample parking provisions for the home at approx 38m². Practical attributes include Air Source Heat Pump with under floor heating and full double glazing throughout. Viewing is essential to appreciate all that is on offer at this one of a kind property known as Tay View, Wellwood.

Lounge

15'6" x 19'0" (4.74 x 5.81)

Kitchen / Diner

15'10" x 23'11" (4.85 x 7.31)

Master Bedroom

12'5" x 15'1" (3.80 x 4.62)

Master Ensuite

8'4" x 5'9" (2.55 x 1.77)

Bedroom Two

11'4" x 11'6" (3.47 x 3.53)

Bedroom Two Ensuite

3'8" x 4'5" (1.14 x 1.37)

Bedroom Three

11'0" x 9'6" (3.36 x 2.91)

Bedroom Four

11'0" x 9'6" (3.36 x 2.92)

Family Bathroom

10'11" x 6'9" (3.33 x 2.08)

WC

6'7" x 7'1" (2.01 x 2.16)

Utility Room

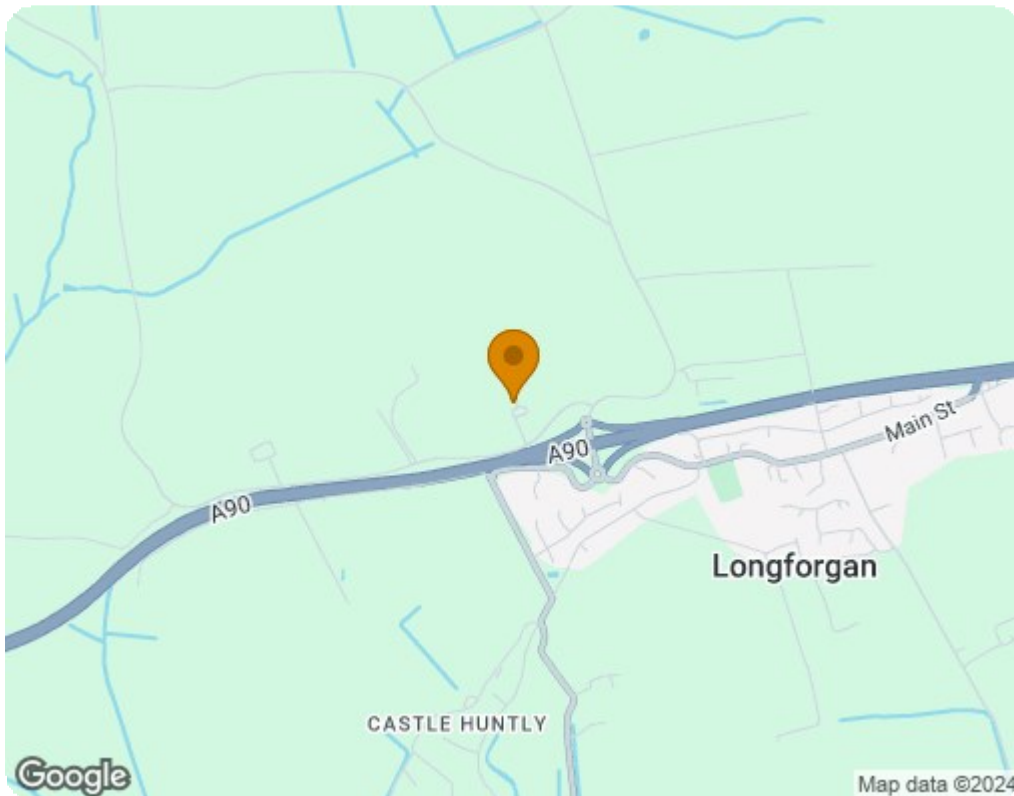
7'1" x 7'3" (2.16 x 2.21)





- New Build Bungalow
- Master Walk In Wardrobe
- Highly Sought After Location
- Impressive Detached House
- Open Plan Kitchen / Diner
- Large Private Driveway & Garage
- Four Generous Bedrooms (Two Ensuite)
- Stunning Lounge With Beautiful Panoramic Views





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
Scotland	EU Directive 2002/91/EC	