

Simple Approach



Estate Agents



**5 Emmock Lane, Dundee  
DD4 9FQ**

**Offers over £269,995**

Located in a picturesque rural setting, this well presented three-bedroom detached home offers the perfect blend of space, comfort, and breath-taking scenery. Boasting generous proportions throughout, the property is ideal for families, professionals, or those seeking a peaceful location within a highly sought after area.

Upon entering, you are welcomed by a spacious hallway leading to a utility room, a downstairs bathroom, and two generous bedrooms. Upstairs, a further bedroom can be found along with a bright lounge where large windows frame the stunning countryside views, and a good sized kitchen. An upstairs bathroom completes the interior. Emmock Woods Lane offers ample living space and a unique layout, adding to this homes appeal.

Externally, the property boasts an easily maintained garden, ideal for outdoor dining, relaxation, or simply soaking in the surrounding picturesque views. A private driveway offers ample parking, with additional space for storage.

This delightful home combines modern living with countryside charm, providing a peaceful escape while remaining within easy reach of local amenities, schools, and transport links. A must-see property for those looking to enjoy the best of rural living.

**Lounge**  
10'3" x 17'3" (3.14 x 5.27 )

**Kitchen**  
9'2" x 10'5" (2.80 x 3.18 )

**Bedroom (Upstairs)**  
8'11" x 17'3" (2.74 x 5.26 )

**Shower Room (Upstairs)**  
9'1" x 5'3" (2.79 x 1.62 )

**Bedroom Two**  
10'2" x 14'11" (3.12 x 4.56 )

**Bedroom Three**  
8'11" x 17'3" (2.73 x 5.27 )

**Utility Room**  
9'2" x 7'11" (2.81 x 2.42 )

**Bathroom**  
9'2" x 8'0" (2.81 x 2.45)



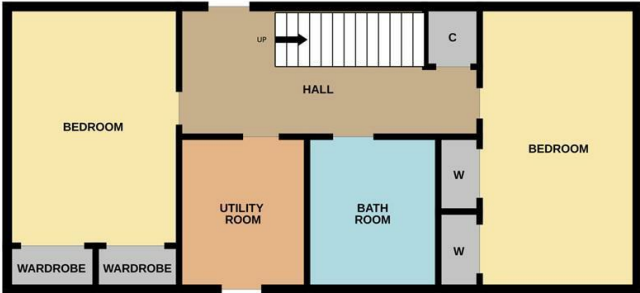




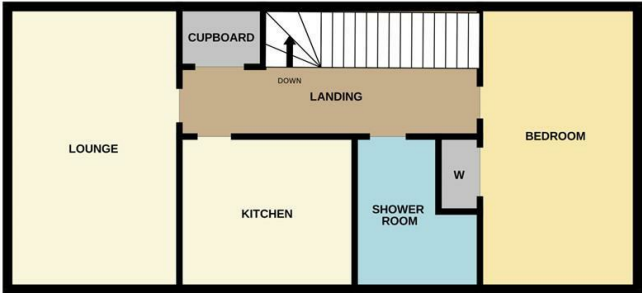
- Impressive Detached House
- Highly Sought After Location
- Three Generous Bedrooms
- Picturesque Views
- Ideal Family Home
- Gas Central Heating & Double Glazing



GROUND FLOOR  
62.2 sq.m. approx.



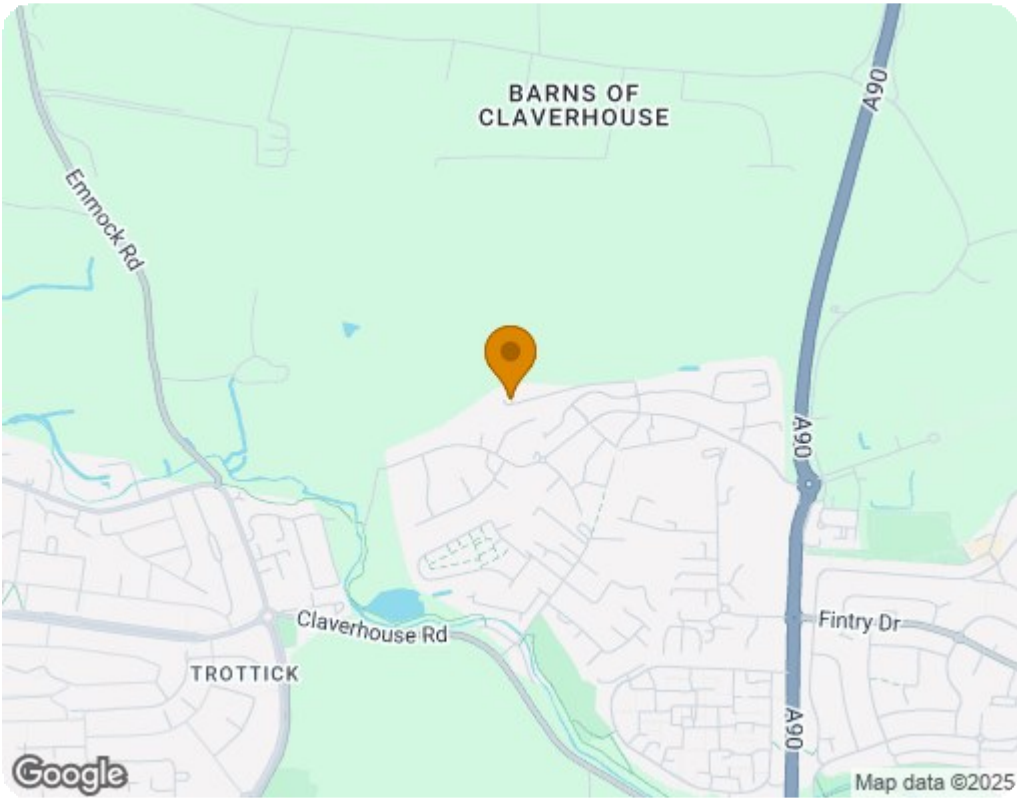
1ST FLOOR  
62.2 sq.m. approx.



TOTAL FLOOR AREA : 124.4 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   | 70      | 74        |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not energy efficient - higher running costs                     |         |           |
| Scotland EU Directive 2002/91/EC                                |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   | 80      | 83        |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| Scotland EU Directive 2002/91/EC                                |         |           |