

4 Heron Rise, Dalclaverhouse, Dundee DD4 9DH

Offers Over £168,000



Lower Level: Vestibule, Hall, Lounge, Dining Room, Dining Kitchen.

Upper Level: Master Bedroom en-suite, 2 Further Bedrooms, Family Bathroom, Parking, Patio Garden. EPC C

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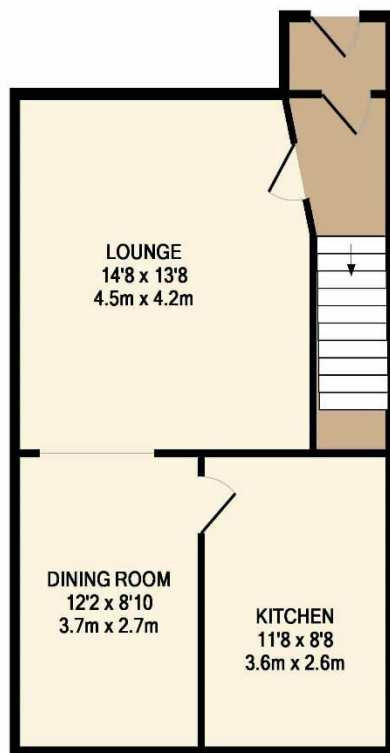
Nestled within a quiet cul-de-sac location of stylish properties this linked/semi detached villa is part of a very attractive estate which is situated to the North East of Dundee and on the periphery of the city, therefore close to open countryside and also adjacent to Caird Park with its Golf Course and historic castle. The subjects are set on a bus route and also allow easy access to the Kingsway arterial route through Dundee and therefore a wide range of amenities, with Dundee and Angus College, Leisure facilities and also Superstore shopping all close by and a short drive from Ninewells Hospital.

Recently refurbished and therefore in immaculate ready to live in condition, the property offers well proportioned accommodation throughout which includes a newly fitted kitchen with hob, oven and extractor and beautifully appointed new bathroom facilities. Benefits include both Gas Central Heating and Double Glazing, a driveway to the front of the property and enclosed patio garden to the rear.

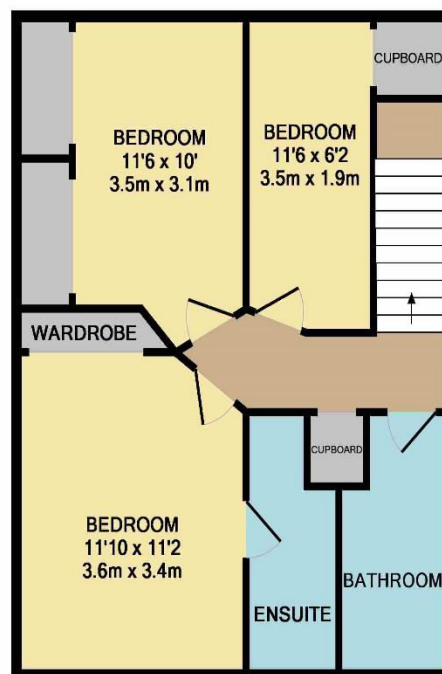
Entrance through feature double entrance door into vestibule and then hall, in turn leading to lounge which is open plan to dining room and with connecting door to kitchen. Upstairs there are three bedrooms, the master en-suite and all having built in wardrobe facilities. A spacious family bathroom completes the accommodation.

The particulars of this property schedule are prepared in good faith as a guide only and do not form any part of a contract. Purchasers should satisfy themselves regarding any warranties or conditions prior to making any offer.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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