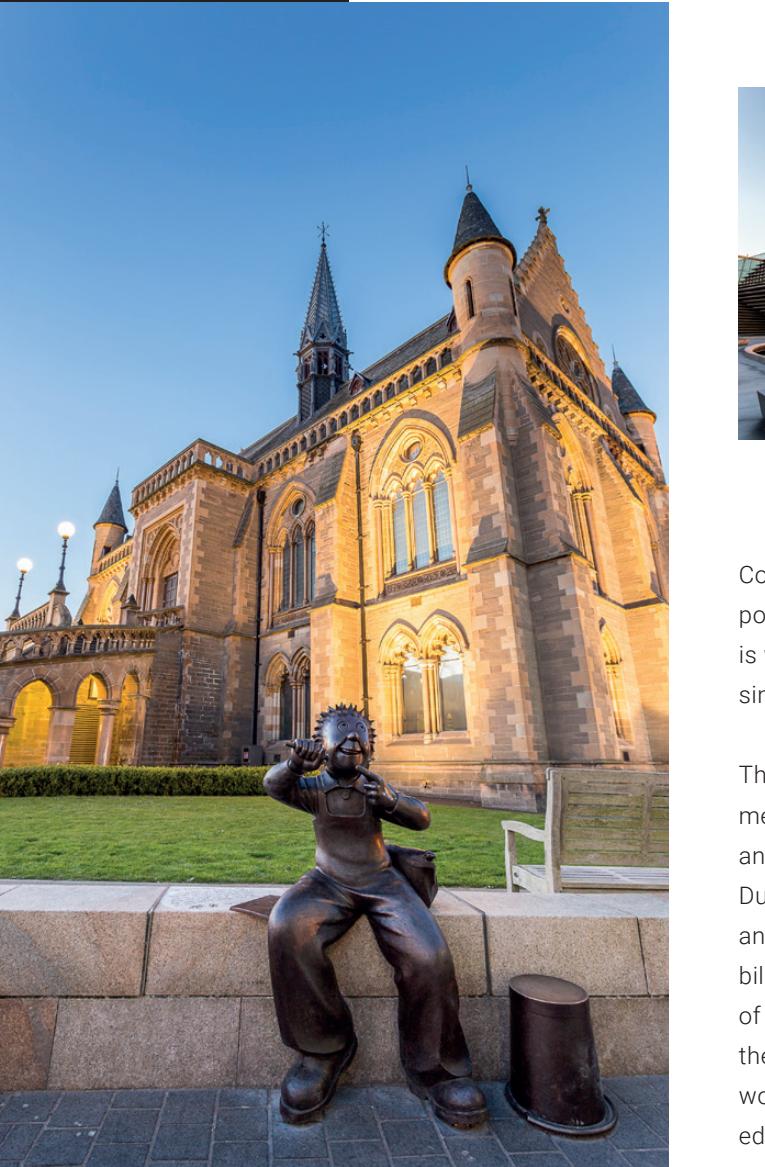




DUNDEE

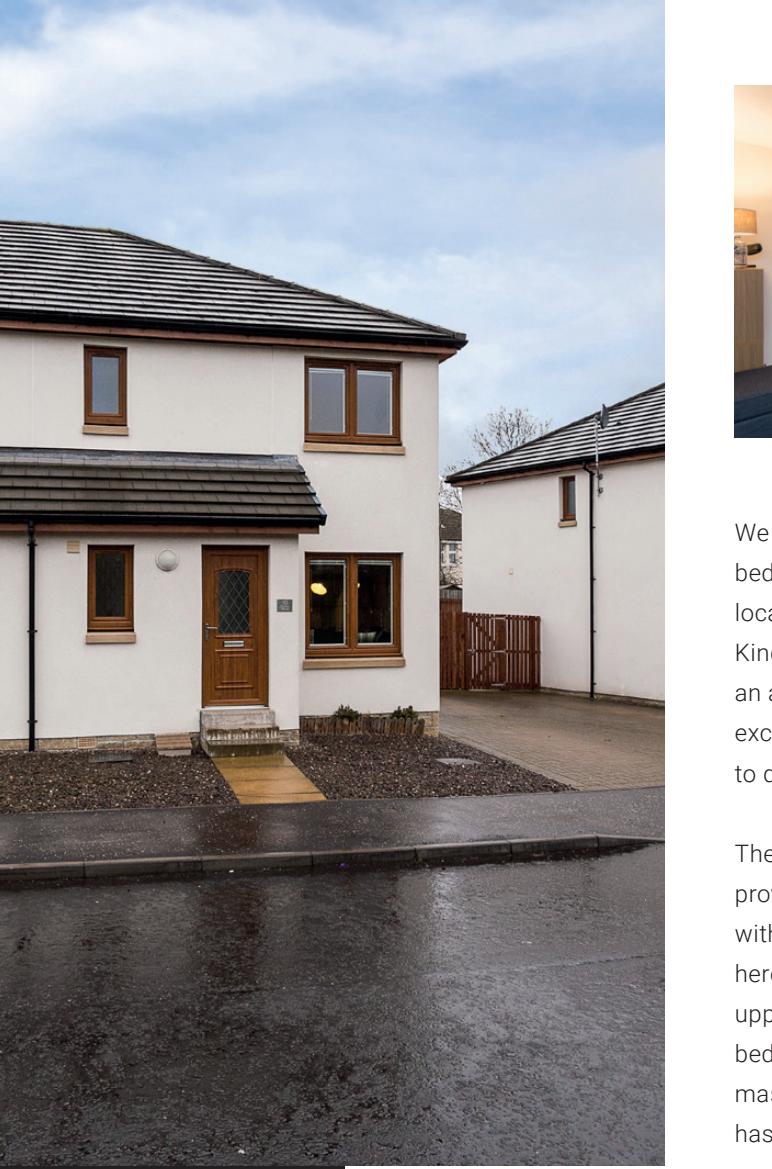
ANGUS



Corbie Wood is a modern home of recent construction and sits in a popular area of Dundee with good bus service to city centre. The area is well serviced for schools and set in an established residential area of similar properties close to all local amenities and all major transport links.

The city of Dundee is the fourth largest city in Scotland and is a thriving metropolis sitting on the north bank of the River Tay. The city is growing and developing, with the waterfront undergoing massive development. Dundee, The city of discovery, has been enjoying a lot of re-development and enhancements over the last few years and is in the midst of a £1 billion redevelopment of its waterfront. This includes the V&A Museum of Design Dundee. Ninewells is a highly rated hospital with some of the world's leading researchers and facilities. This is coupled with two world-class universities, some very good schools and a leading further education college.





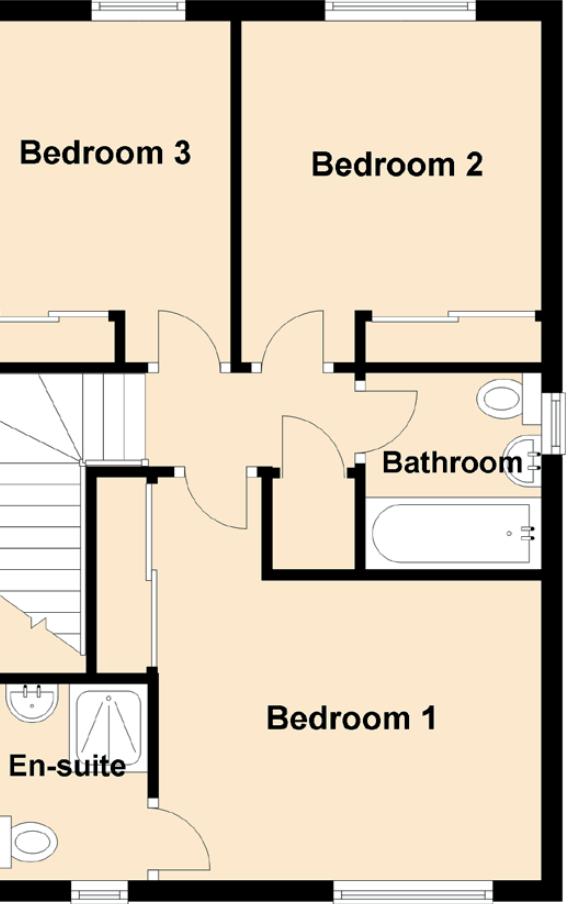
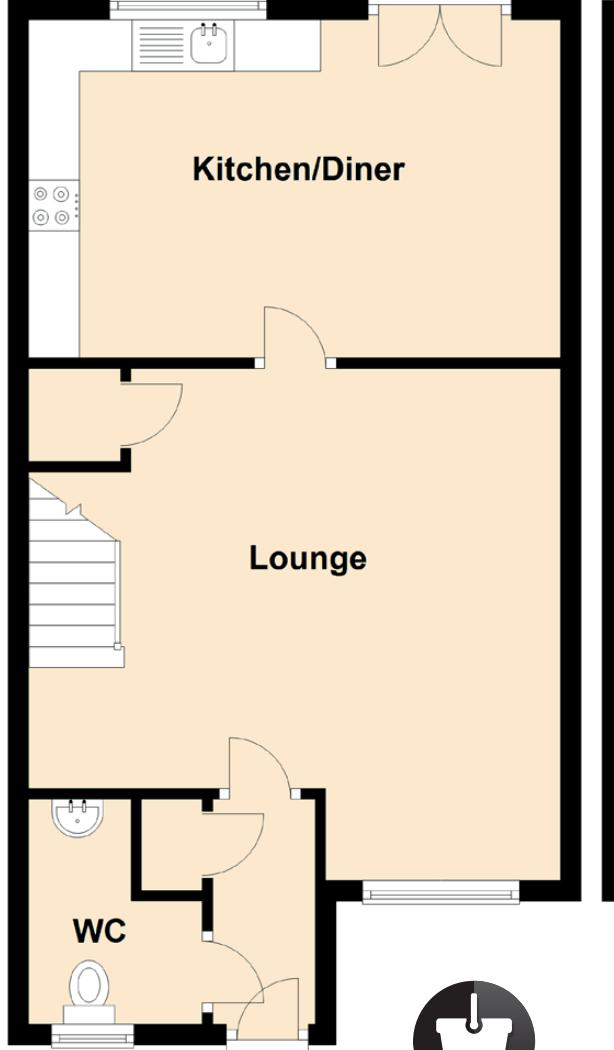
We are delighted to introduce this immaculate, well equipped, three-bedroom villa which is in move-in condition, located conveniently for all local amenities and all motorway networks and just a short drive from the Kingsway with all its retail and recreation opportunities. Corbie Wood is an attractive and extremely popular residential area of the city offering an excellent opportunity to young, growing families as well as those looking to downsize or incoming workers to Dundee.

The lounge is modern and bright. The kitchen diner sits off the lounge providing a good sense of flow to the home. The kitchen is well stocked with wall and floor units and there is a French door to a paved area from here. On the ground floor is a cloakroom with toilet and a vestibule. The upper floor contains three bedrooms and the family bathroom. All three bedrooms benefit from the addition of built-in wardrobe storage and the master bedroom offers an en-suite shower room. The family bathroom has a three-piece white suite.



BEDROOMS

BATHROOM & EN-SUITE

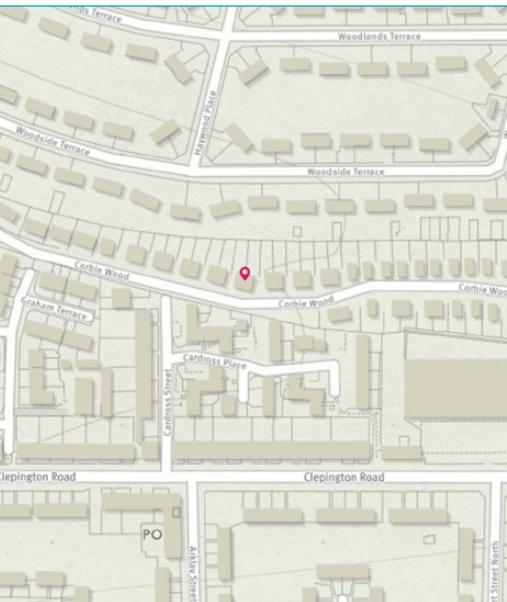


Approximate Dimensions
(Taken from the widest point)

| | |
|---------------|--------------------------------|
| Lounge | 5.20m (17'1") x 5.00m (16'5") |
| Kitchen/Diner | 5.20m (17'1") x 3.30m (10'10") |
| Bedroom 1 | 3.80m (12'6") x 3.70m (12'2") |
| Bedroom 2 | 3.30m (10'10") x 2.90m (9'6") |
| Bedroom 3 | 3.30m (10'10") x 2.30m (7'7") |
| Bathroom | 1.90m (6'3") x 1.70m (5'7") |
| En-suite | 1.90m (6'3") x 1.50m (4'11") |
| WC | 2.20m (7'3") x 1.70m (5'7") |

Gross internal floor area (m²): 92m²

EPC Rating: C



Externally there is a drive capable of parking two cars. To the rear is an enclosed garden with an attractive deck area. With approximately four years NHBC warranty still available, this home is a valid excuse to move now.



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