

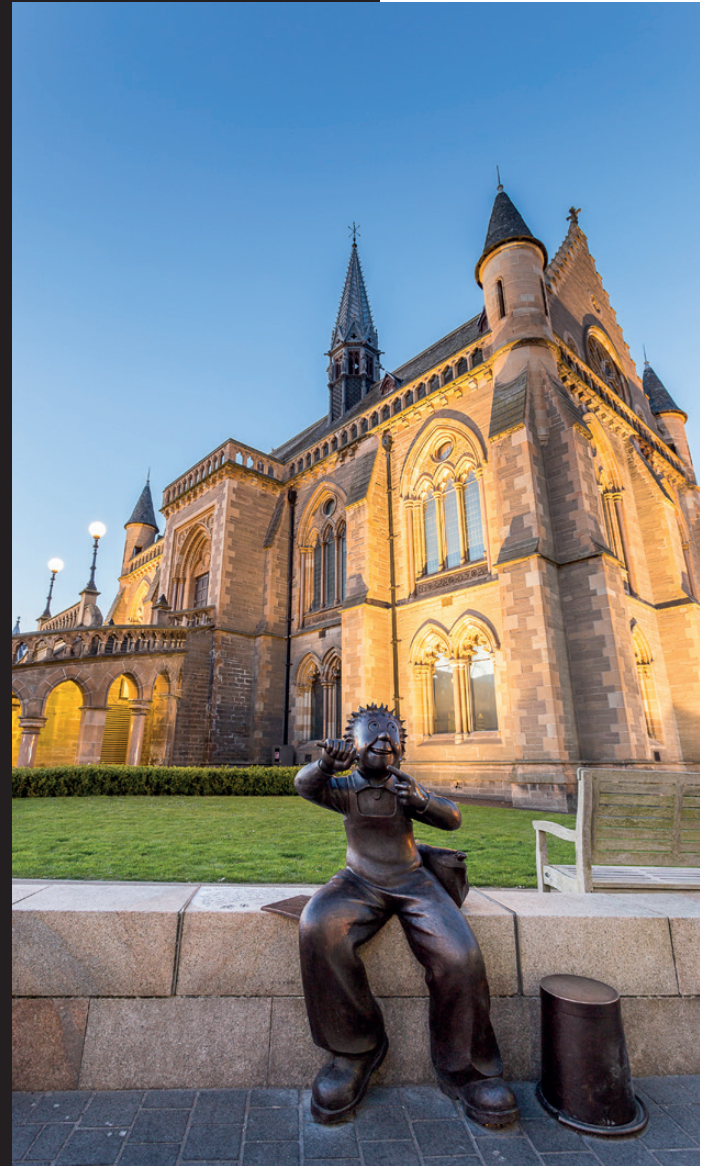



McEwan Fraser Legal
Solicitors & Estate Agents
01382 721 212

10 Corbie Wood
DUNDEE, DD4 9RQ

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.





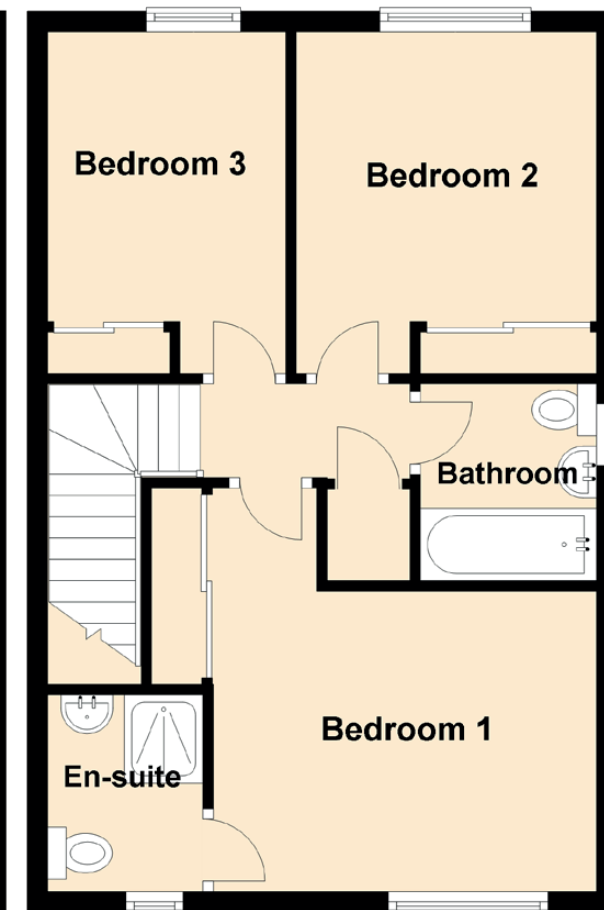
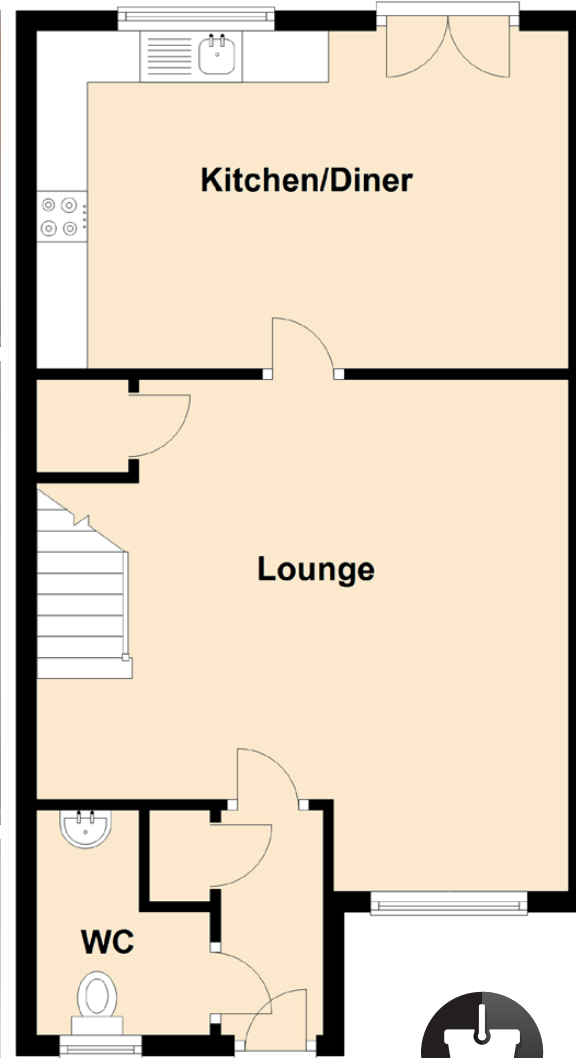
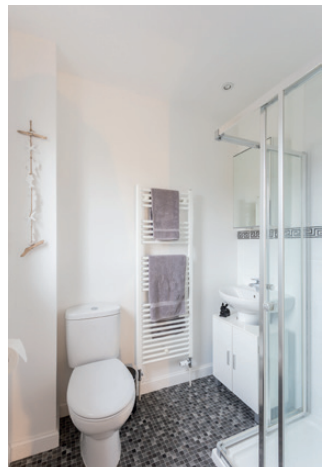
We are delighted to introduce this immaculate, well equipped, three-bedroom villa which is in move-in condition, located conveniently for all local amenities and all motorway networks and just a short drive from the Kingsway with all its retail and recreation opportunities. Corbie Wood is an attractive 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

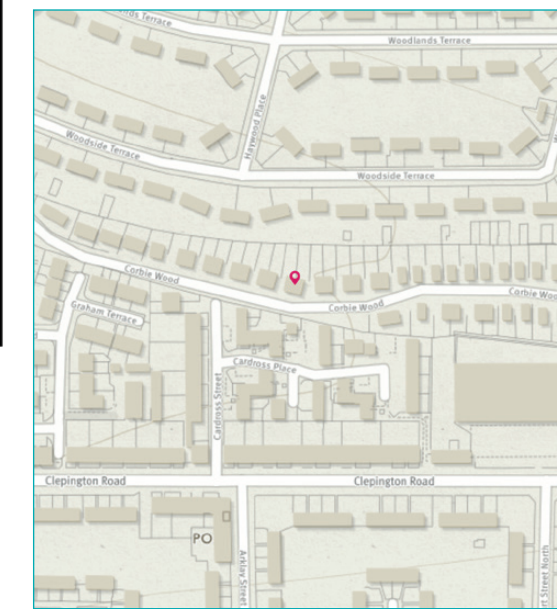


Image credit: <https://www.vodafone.com>

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.




McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 01382 721 212
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAYNE SMITH
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer