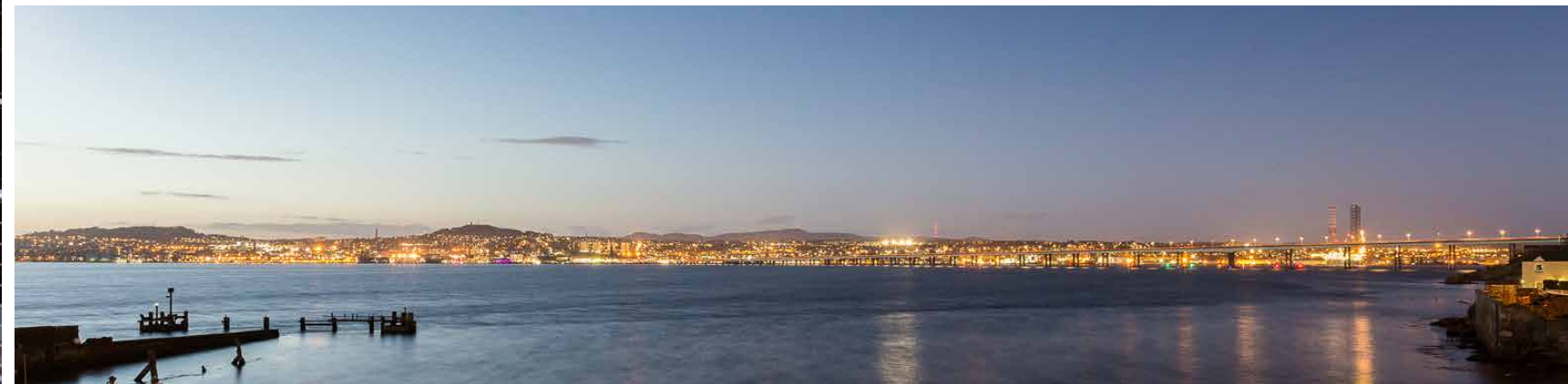





McEwan Fraser Legal
Solicitors & Estate Agents
01382 721 212

30 Clayhills Drive
DUNDEE, ANGUS, DD2 1SX

DUNDEE//ANGUS//DD2 1SX



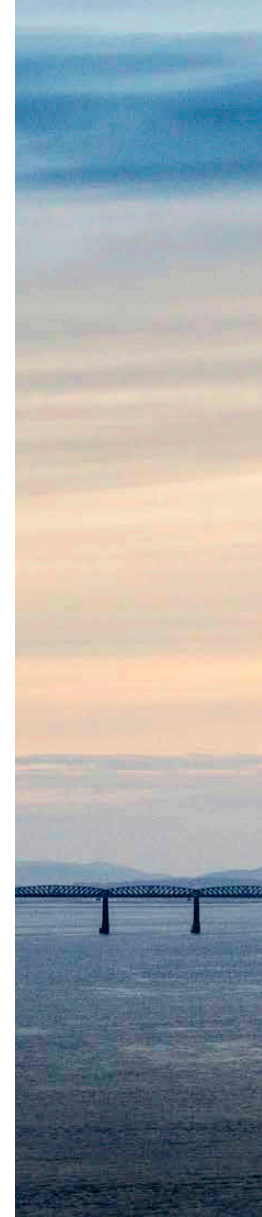
Area

Dundee

DUNDEE, ANGUS, DD2 1SX

The property is located within this popular development in the West end of Dundee close to the Ninewells Hospital and Technology park with easy access to the M90 motorway. Dundee is a busy shopping district well served by both local and national shops and stores.

Schooling is well represented from nursery to high school level and this property is situated in the much-coveted catchment area of the renowned Harris Academy. Dundee and Abertay Universities and colleges are within easy reach. The property is close to the main bus routes serving the city.





30 Clayhills Drive

DUNDEE, ANGUS, DD2 1SX

McEwan Fraser Legal is delighted to offer onto the open market, this very spacious and versatile family, four/five double bedroom, detached villa situated in a quiet cul-de-sac location, close to the local hospital.

The property is situated on the left as you enter the cul-de-sac and has a mono-block driveway offering two off-street parking spaces and access to the double garage. The garage has an up and over door with light and power. The driveway is sandwiched by lawns on either side.

Steps lead you to the front door and

you walk into the spacious entrance hallway with stairs rising to the first floor, wood flooring and under-stairs cupboard for storage. The living room enjoys a front aspect. The dining room can be accessed from the hallway also along with the study. The study has a side aspect and is a generous size with ample space.

**VERY SPACIOUS AND VERSATILE
FAMILY, FIVE DOUBLE BEDROOM,
DETACHED VILLA**



HALLWAY // LOUNGE



WOODEN FLOORING FLOWS INTO THE DINING AREA

The kitchen is well equipped with built-in oven, four ring gas hob, extractor hood, dishwasher, fridge and freezer. The kitchen's wooden flooring flows into the dining area and it has tiled walls with rear aspect window.

The utility room is accessed from here and has a sink unit, cupboards and plumbing for a washing machine and tumble dryer with door to the side garden. A cloakroom is located from the hallway with a two-piece suite and front aspect window and bedroom five or family room is available adjacent.





ENJOYS FANTSTIC VIEWS



The upstairs has four double bedrooms. The master bedroom enjoys fantastic views, a three-piece shower room suite, three double wardrobes and a walk-in dressing area. The second bedroom also has an en-suite three-piece shower room suite with a double wardrobe. The remaining two bedrooms have double wardrobes and share a Jack-and-Jill three-piece shower room between them.

To the rear is a large lawn garden built on two tiers with kids toy area at the top of the garden. A patio area with a pathway is immediate to the rear of the property with access to the side of the garden. There is an area of lawn with a mixture of flowers and shrubs, borders on one side. To the rear is a landscaped garden enclosed by wood panelled fencing with conifers.



BEDROOMS//EN-SUITES





Approximate Dimensions (Taken from the widest point)

Ground Floor

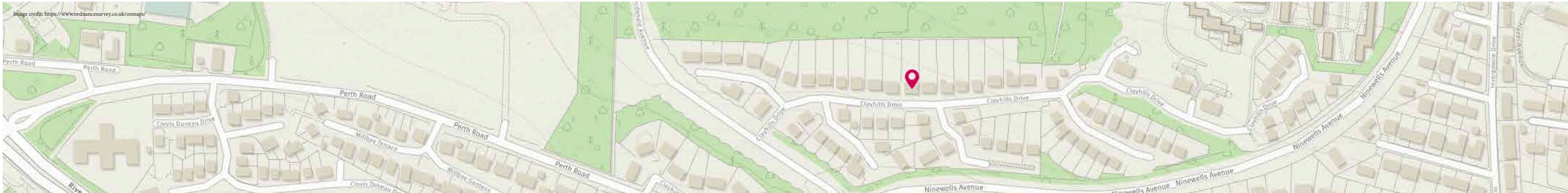
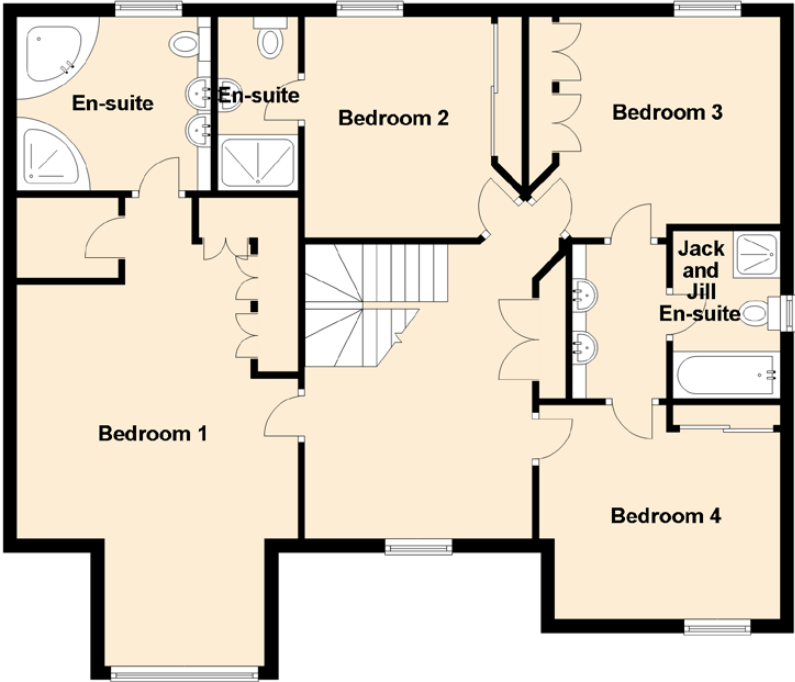
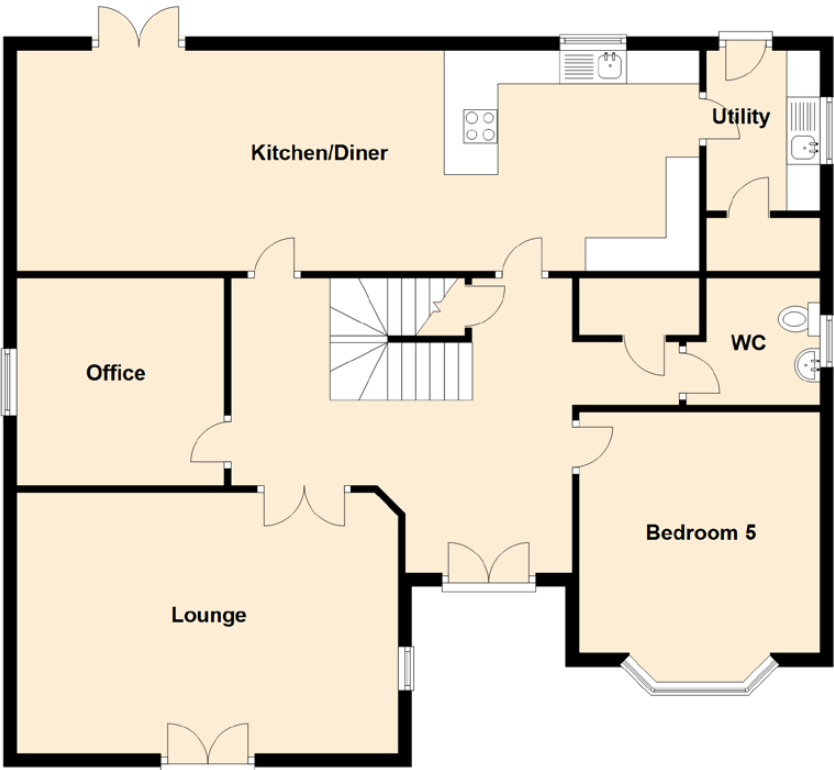
Lounge	5.70m (18'8") x 3.90m (12'10")
Kitchen/Diner	10.20m (33'6") x 3.30m (10'10")
Utility	2.40m (7'10") x 1.70m (5'7")
Office	3.10m (10'2") x 3.10m (10'2")
Bedroom 5	3.60m (11'10") x 3.60m (11'10")
WC	2.00m (6'7") x 1.90m (6'3")

First Floor

Bedroom 1	7.00m (23') x 4.39m (14'5")
En-suite	2.90m (9'6") x 2.60m (8'6")
Bedroom 2	3.30m (10'10") x 2.90m (9'6")
En-suite	2.60m (8'6") x 1.20m (3'11")
Bedroom 3	3.30m (10'10") x 3.30m (10'10")
Jack & Jill En-suite	3.10m (10'2") x 2.50m (8'2")
Bedroom 4	3.60m (11'10") x 3.20m (10'6")

Gross internal floor area (m²): 217m² / EPC Rating: C

Extras (Included in the sale): Floor coverings, blinds, light fittings and fitted appliances.





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
JAMES KEET
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer