



4 Heron Rise, Dalclaverhouse,
Dundee, DD4 9DH

- Mid Terraced Villa
- Hall & Vestibule
- Lounge
- Dining Room

- Fitted Kitchen
- Bathroom
- 3 Bedrooms
- (1 En-Suite)

- Gas C/H & D/G
- Off Street Parking
- Garden to Rear
- EPC Rating C



This attractive, modern, 3 bedroom mid terraced villa is pleasantly situated in a modern residential development of various styled properties on the northern perimeter of Dundee, convenient to local amenities and A90 dual carriageway.

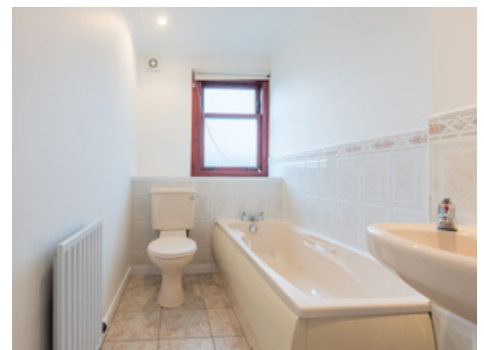
The property which has been recently freshly decorated offers excellent sized family accommodation on 2 levels and a timber front door leads into the vestibule and hall.

on the lower level is a spacious lounge with useful deep storage cupboard and open off the lounge is the dining room with double glazed patio doors that lead onto the rear garden. Off the kitchen is a modern fitted kitchen with integrated appliances and ample space to dining.

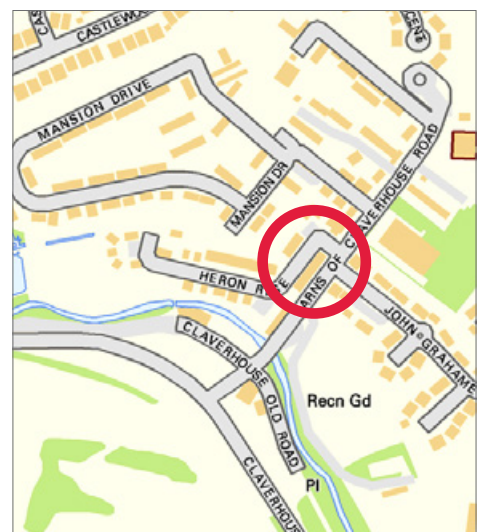
On the upper level is a landing area with access hatch to attic, bathroom with three piece coloured suite, two double bedrooms both with built-in mirror fronted wardrobes, with the master bedroom benefiting from en-suite facilities and a single bedroom.

Outside there is a monobloc drive providing off street parking for a two vehicles. There is also an enclose rear garden laid to lawn and screened by a conifer hedge.

The property is presented in very good decorative condition and benefits from gas central heating, double glazing and is being sold with all carpets, binds and integral appliances which include gas hob, oven, extractor and timber shed included into the sale.



Lounge	14'8 x 13'8	(4.47m x 4.17m)
Dining Room	12'2 x 8'10	(3.71m x 2.69m)
Kitchen	11'8 x 8'8	(3.56m x 2.64m)
Bathroom	9'10 x 5'10	(3.00m x 1.78m)
Bedroom 1	11'10 x 11'2	(3.61m x 3.40m)
En-suite	8'4 x 5'10	(2.54m x 1.78m)
Bedroom 2	11'6 x 10'0	(3.51m x 3.05m)
Bedroom 3	12'6 x 6'2	(3.81m x 1.88m)



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