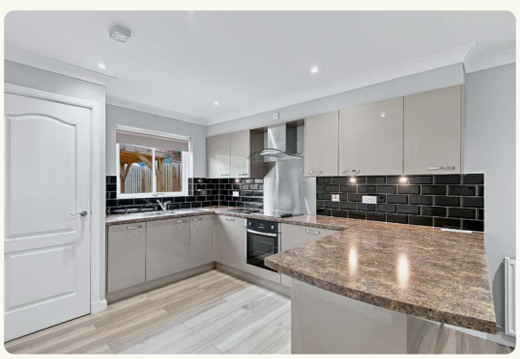


77 Clement Park Place
Dundee, DD2 3JQ







A spacious four-bedroom townhouse set within a peaceful development of similar properties

4 Bed | 2 Bath | 2 Reception

This deceptively spacious four-bedroom semi-detached townhouse is set in a popular residential area to the north-west of Dundee, close to local amenities. Ready for immediate occupation, the property benefits from double glazing and gas central heating. The sale includes all carpets, floorcoverings and fitted blinds, together with the integrated oven, hob and dishwasher in the kitchen.

Arranged over three levels, the accommodation is entered on the ground floor into a contemporary open-plan kitchen, dining and living area with ample floor and wall units and a breakfast bar. A practical utility room and cloakroom/WC lead off the kitchen. The middle floor offers three well-proportioned double bedrooms, all with fitted wardrobes, along with the family bathroom with shower over the bath. On the top floor, there is a superb lounge with a wraparound south-facing balcony and a delightful principal bedroom with double fitted wardrobes and an en suite shower room.

To the front, a driveway provides parking for two vehicles. To the rear, the main garden is laid to lawn with decking and a feature gazebo.

Viewing is highly recommended to fully appreciate this lovely family home.

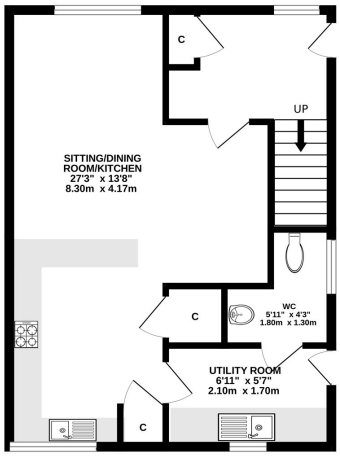
Features

- Hallway
- Open Plan Kitchen/Dining/Living Room
- Utility Room & Cloakroom/WC
- Lounge with Balcony
- Principal Bedroom with En Suite Shower Room
- 3 Further Double Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Driveway
- Rear Gardens
- EPC B

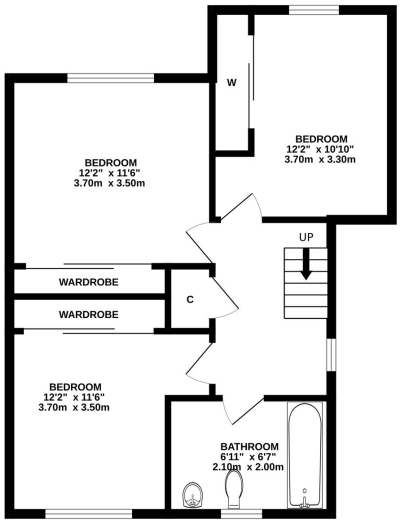
Fixed Price £270,000

Home Report valuation of £280,000

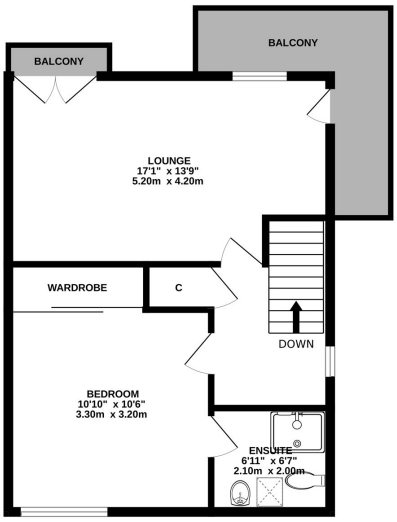
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Clement Park Place is a select development of townhouses located to the north west of Dundee. Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities, Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

FOR VIEWING:

By appointment only

Contact Lindsays on:

01382 802050 dundeeproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.