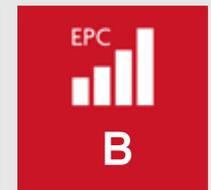




Thorntons
The right way to move

38 Clovis Duveau Drive,
Dundee DD2 5JB





Summary

HOME REPORT VALUATION £160,000. This is a superb opportunity to purchase a well-presented first-floor apartment within a highly desirable residential development. The property comprises: entrance vestibule leading into a hallway with useful storage, dual-aspect lounge, kitchen fitted with a range of wall and base units which includes an oven, hob, and extractor fan, two double bedrooms, both featuring laminate flooring and integrated mirrored wardrobes and bathroom which is partially tiled and fitted with a modern three-piece suite. Externally, residents enjoy private parking and access to well-maintained communal gardens. Included in the sale are the blinds, floor coverings, washing machine, and fridge freezer.

Features

- First Floor Apartment
- Lounge/ Dining Room
- Kitchen
- Bathroom
- 2 Bedrooms
- Secure Entrance
- Resident Parking
- Communal Gardens
- Council Tax Band C
- DG, GCH, EPC B

Room Measurements

Lounge/Diner 15'5" x 15'5" (4.71m x 4.71m)

Kitchen 9'10 x 6'8" (3.00m x 2.20m)

Bedroom 19'0" x 8'11" (5.80m x 2.71m)

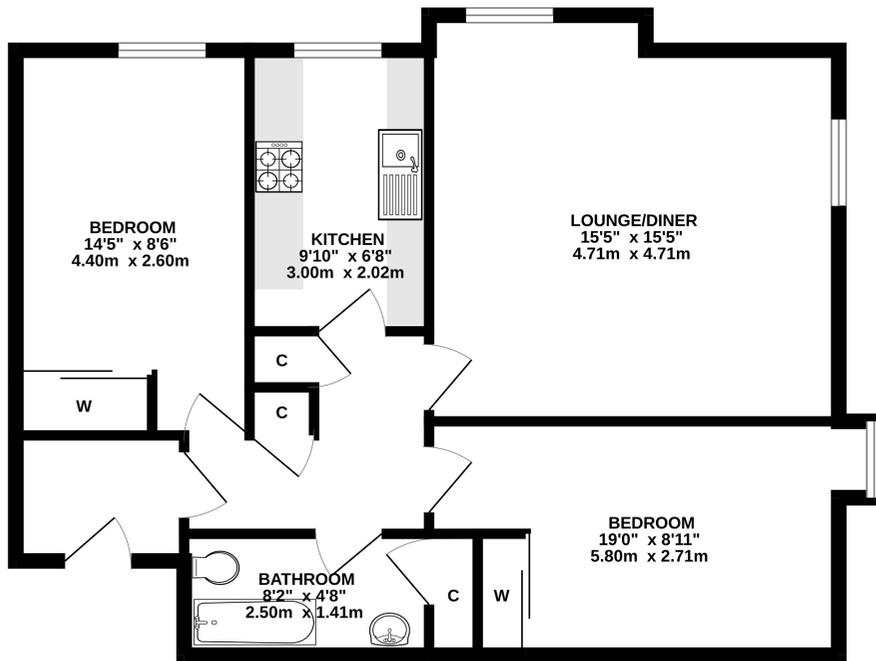
Bedroom 14'5" x 8'6" (4.40m x 2.60m)

Bathroom 8'2" x 4'8" (2.50m x 1.41m)



Floorplan

1ST 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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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