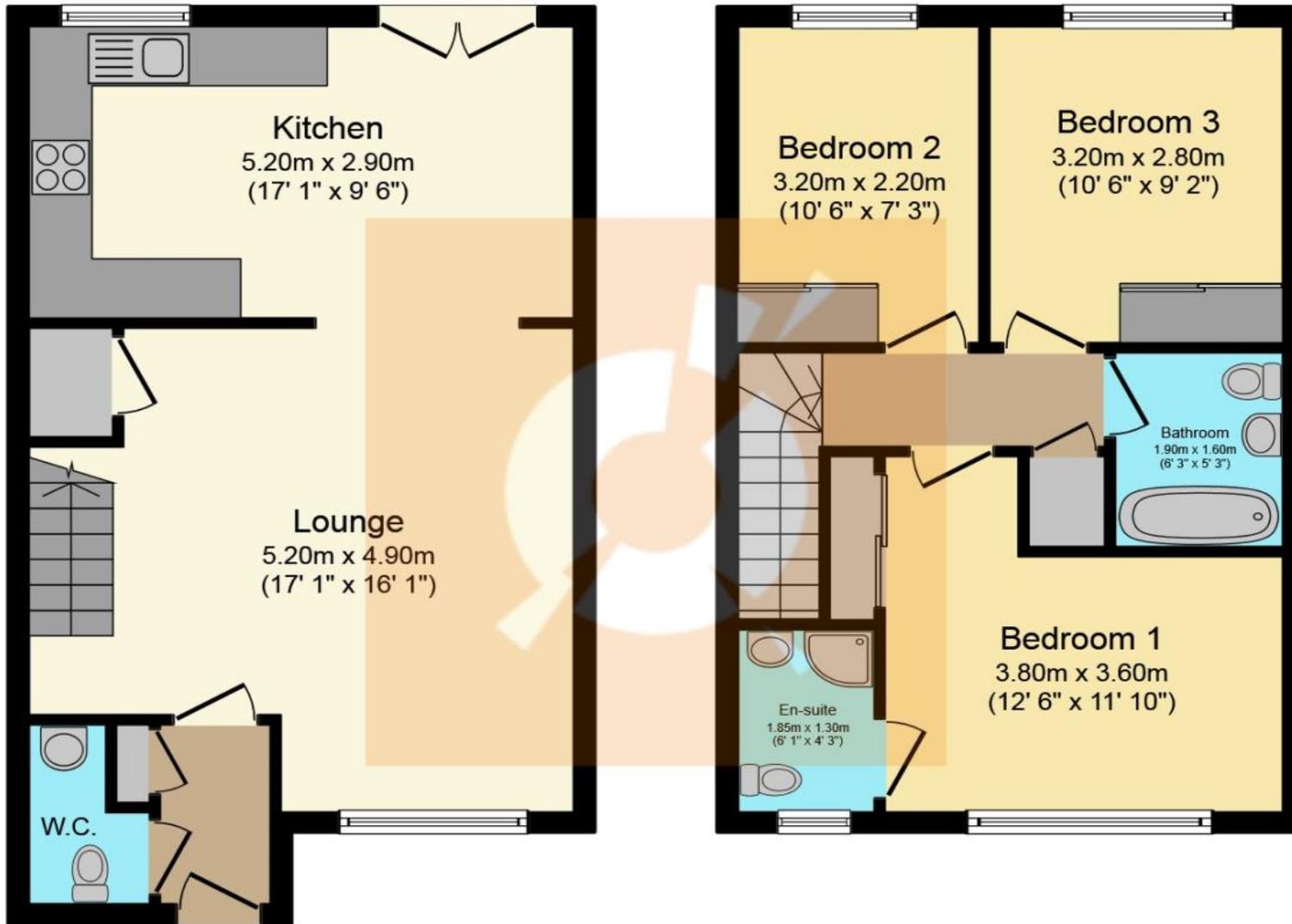




45 Corbie Wood, Dundee

Offers Over £195,000





**Ground Floor**

**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

**\*\*\*SUPER-STYLISH DETACHED FAMILY VILLA\*\*\***. If you have been looking for a property with an abundance of WOW factor, then you have just found it. Truly presented in walk-in condition with a high specification throughout. Please contact your personal estate agents, The Property Boom for much more information and the Home Report.

Externally, the front garden benefits from a large monobloc driveway offering ample parking for various vehicles. There are sections of gravel and a pathway with steps leading you inside to this fabulous detached property which has been finished to an exceptionally high standard.

Accessed via a stylish, UPVC, double-glazed door to a welcoming entrance vestibule, you immediately notice the impressive scale of this wonderful accommodation.

You will in the first instance be drawn to the superbly spacious open-plan lounge which has been tastefully decorated with contemporary wall coverings and quality flooring. A built-in storage cupboard can be found in the lounge, offering additional storage solutions.

The fabulous dining kitchen consists of elegant white wall and floor mounted cabinets providing excellent storage space with contrasting butcher-block effect counter tops. There is a stainless-steel sink with chrome mixer tap, an integrated 4 ring gas hob and electric oven/grill with extractor hood and beko dishwasher which will all be included within the sale of this property, making it the perfect first-time purchase. A dining area can be found creating the perfect place to enjoy a lovely meal with family and friends and elegant French doors covered by bespoke wooden slat blinds lead out to an impressive, child-friendly back garden.

The rear garden, which is South facing, is mainly laid to lawn with sections of gravel and mature shrubbery. Timber fencing provides lots of privacy and a timber shed offers further storage for indoor/outdoor equipment.

To complete the ground floor is the bright W.C. with contrasting floor tiles consisting of a W.C. and wash-hand basin with tiled splashback. Contemporary fittings and fixtures include the white heated towel rail.

The upper level of this property is via a carpeted staircase with white timber bannister, offering access to an ultra-modern family bathroom as well as three generously proportioned bedrooms, all with fitted mirrored wardrobes and the master bedroom being complimented with an en-suite shower room with three-piece suite to include a walk-in shower cubicle, W.C. and wash-hand basin.

The pristine family bathroom features neutral floor tiles and partial contrasting wall tiles. The bathroom comprises of a three-piece bathroom suite to include shower over bath with glass screen, W.C. and wash-hand-basin.

This property further benefits from double-glazing and gas-central heating, which provides all rooms with a lovely warmth.

For detailed schooling information including catchment areas please consult The Property Boom's school admissions tool on our website.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report.

The foregoing particulars of sale are to be used as a guide only. No details are guaranteed and all measurements are approximate and are intended for general guidance only. We have not tested any services, equipment or appliances in the property and we advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

**THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.**

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