

Simple Approach



43 St. Martin Drive, Dundee
Angus DD3 0RP

Offers over £264,950

Simple Approach are delighted to welcome to the market this modern spacious detached four / five bedroom villa located in the popular development of Craigowl on the northern edge of Dundee City. This walk in condition property offers versatile accommodation comprising of :- entrance vestibule, entrance hallway, bright elegant lounge with bay window, feature Evonic Evo flame fire and Amtico flooring. Modern generous kitchen / dining / family room with tiled floor, sitting room / fifth bedroom and WC all on the ground level. On the upper floor there are four bedrooms (Master en-suite) and family bathroom all tastefully decorated. The property further benefits from garden to the front and a south facing garden to the rear as well as having a mono-blocked drive. The property is situated approximately 4 miles north of Dundee city centre within a popular residential location, with adequate public transport, shopping, social and educational facilities are available within easy reach. Dundee is Scotland's fourth largest city and hosts a vast array of amenities not least two reputable Universities, bus, road, rail and air links making the rest of Scotland and beyond accessible. Viewing of this property is essential to fully appreciate the presentation and location on offer, call Simple Approach Dundee to book your viewing 01382646133.

Lounge

11'4" x 15'5" (3.46 x 4.71)

Kitchen/Diningroom

26'11" x 9'4" (8.22 x 2.85)

Sitting Room / 5th Bedroom

8'2" x 15'8" (2.49 x 4.79)

Downstairs w/c

5'5" x 2'11" (1.66 x 0.89)

Bedroom 1 (master)

11'8" x 13'3" (3.56 x 4.04)

En Suite

6'0" x 4'7" (1.85 x 1.41)

Bedroom 2

8'10" x 8'7" (2.70 x 2.63)

Bedroom 3

8'4" x 10'9" (2.55 x 3.29)

Bedroom 4

11'3" x 8'6" (3.45 x 2.61)

Bathroom

7'4" x 5'6" (2.25 x 1.69)

Landing

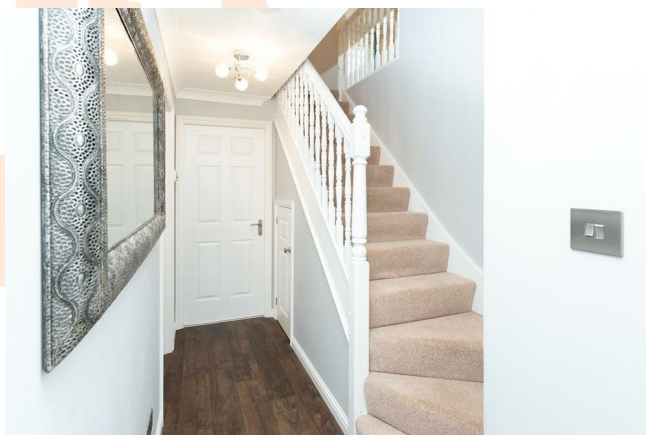
12'1" x 10'0" (3.69 x 3.05)

External

Externally this property benefits from being set on a generous plot and boasts stunning kerb appeal from the outset. The large driveway to the front accommodates a number of cars comfortably. To the rear there is an idyllic south facing family garden which has been laid to lawn with a large grey indian sandstone patio and feature decking perfectly placed to take advantage of the summer sun. The garden is also fully enclosed to allow safe playing of children and pets.

Location

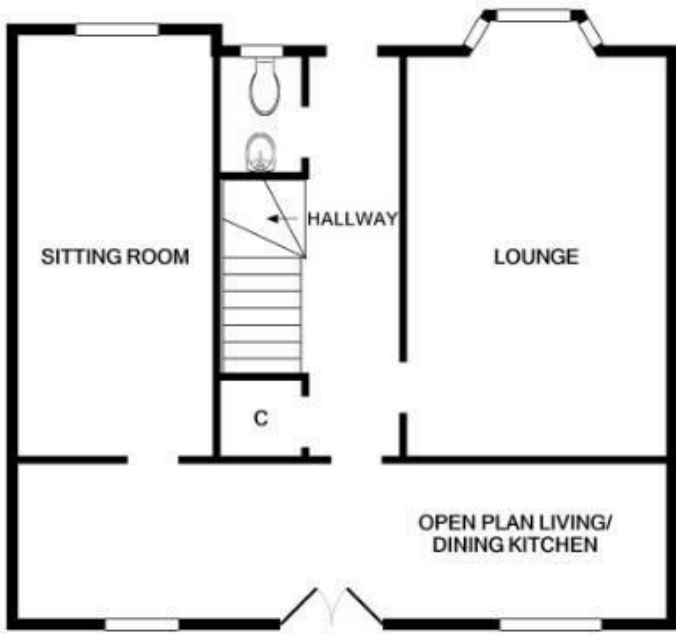
This property is set in the popular development of Craigowl on the northern edge of Dundee City. Excellent schooling and local amenities can be found nearby.



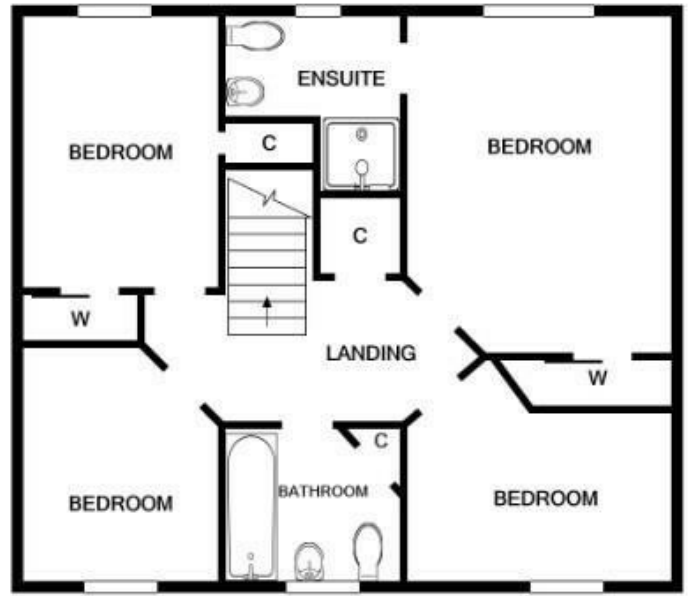


- Modern Detached Villa
- Modern kitchen / dining / family room
- Popular Location
- 4/5 Bedrooms (Master en-suite)
- Front and Rear Gardens
- Viewing Essential
- Lounge & Sitting/5th Bedroom
- Monoblocked Drive





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC