



30 Clovis Duveau Drive, Dundee, DD2 5JB



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Offers Over £145,000



Next Home are delighted to bring to the market this deceptively spacious 2 BEDROOM THIRD FLOOR APARTMENT located in the highly sought after area of the West End of Dundee.

This well maintained property comprises of: entrance hall, generous sized lounge/diner, immaculately maintained kitchen, two good sized double bedrooms and a family bathroom. There is gas central heating and double glazing throughout.

Externally the property benefits from a communal drying area and an allocated parking space as well as visitors parking is available.

Early viewings are highly recommended as this property is sure to be popular due to the quality and quantity of accommodation on offer.

AREA

The property is situated within a popular residential cul de sac area in the West End of the City of Dundee, close to the A90 and within walking distance of Ninewells Hospital. It is within close proximity of the city centre which offers a range of excellent local amenities including shops, restaurants, pubs, recreational facilities and bus and train stations. There is also primary and secondary schools close by.



ENTRANCE HALL

12' 9" x 3' 5" (3.89m x 1.04m)

The entrance hall provides access to all accommodation on offer. Laminate floor covering. Large built in storage cupboard.

KITCHEN

17' 3" x 7' 6" (5.26m x 2.29m)

This well maintained kitchen is fitted with a range of wooden wall and base units with contrasting work surfaces and complementary tiling between. Integrated oven with four ring gas hob and extractor. One and a half bowl sink and drainer unit. Space for washing machine. Large built in cupboard, with space for fridge/freezer. Quarry tiled floor and inset lighting to the ceiling.

LOUNGE/DINING ROOM

17' 2" x 16' 9" (5.23m x 5.11m)

A generous sized public room with window to the side and rear allowing natural light to flood the room. Laminate flooring. Ample space for free standing furniture including dining table and chairs. Inset LED lighting and cornicing to the ceiling. There are two radiators within the room.

BEDROOM 1

17' 9" x 9' 1" (5.41m x 2.77m)

A good sized double bedroom with window to the side. Large built in wardrobe with hanging rail and shelving finished with mirrored sliding doors. Access to a good sized storage cupboard within the eaves. The room is carpeted and contains a radiator.



BEDROOM 2
19' 7" x 7' 8" (5.97m x 2.34m)

A second good sized double bedroom with window to the rear. Built in wardrobe with mirrored sliding doors. The room is fitted with a radiator and is carpeted.

BATHROOM
9' 2" x 8' 7" (2.79m x 2.62m)

An immaculately maintained bathroom fitted with a three piece suite comprising of: W.C., wash hand basin with storage under and bath with shower over and glazed screen. The room is laid with Quarry tiles and fitted with a radiator.

EXTERNAL

Externally the property benefits from meticulously maintained garden grounds. There is a communal drying area to the rear and an allocated parking space and visitor parking is available.



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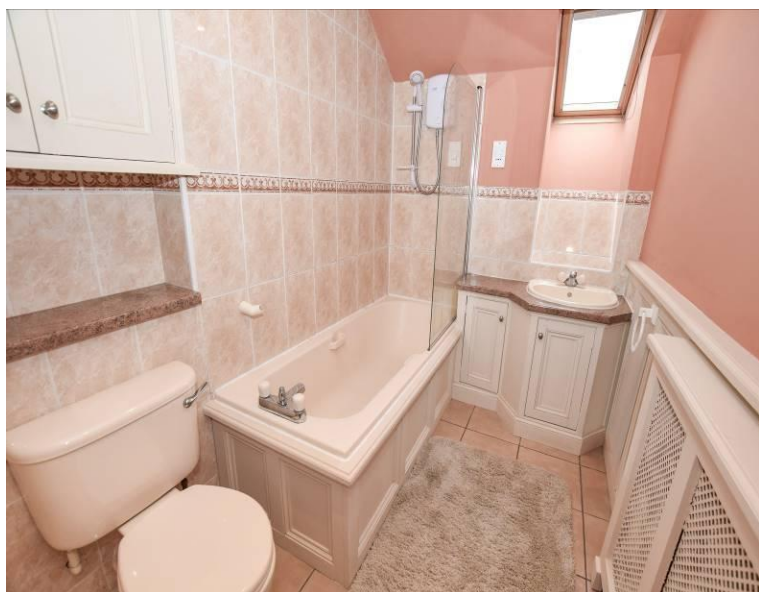
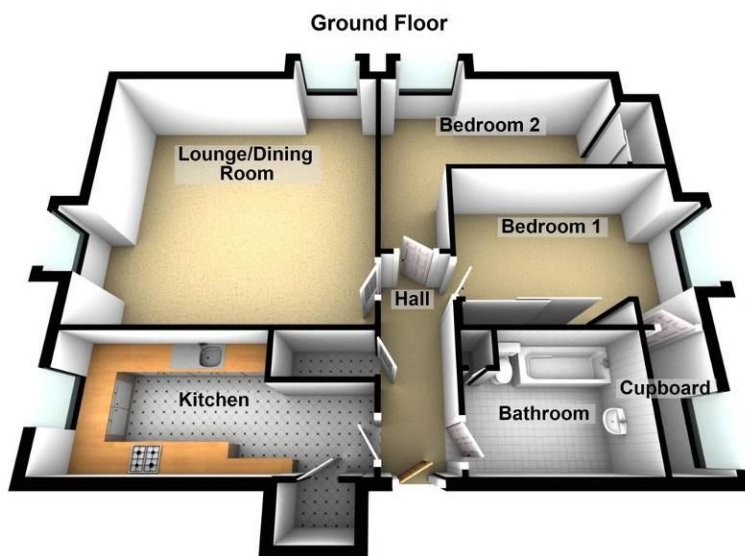
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