



FOR SALE – 10 CASTLEWOOD AVENUE, DUNDEE DD4 9FP - OFFERS OVER £350,000 - EPC B
ADAMS PROPERTY – Tel: 01250 874485 or 07719 855856 Email: david@adams-property.co.uk

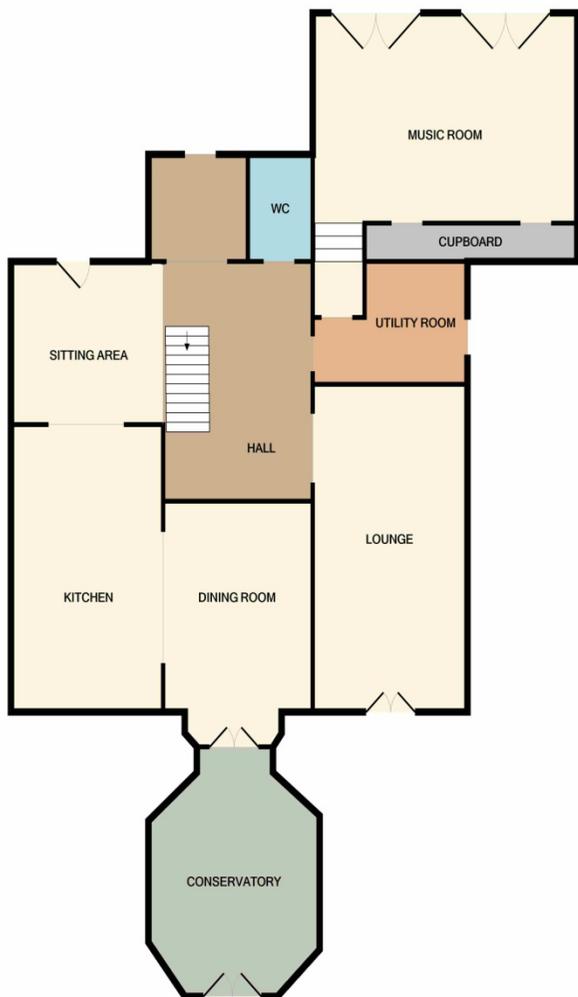












GROUND FLOOR



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. The 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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**Viewing by appointment only
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DESCRIPTION: Situated in a quiet residential area this modern, detached, 4 bedroom luxury villa has recently been improved and extended. At 290 Sq M it is very spacious and has extensive private gardens. The ground floor has an open plan hallway which connects to the lounge, kitchen, dining room and quality conservatory. There is also a guest WC, utility room and a large music room. Upstairs there is another open plan area used as a family room. The four double bedrooms lead off this area, two of which are en suite, whilst a third has private access to the family bathroom. This modern home family home is very energy efficient and has solar panels, double glazing and gas central heating. Outside there is a large rear garden with lawn and a driveway with lawn to the front.

ENTRANCE & HALLWAY: A mono block driveway and sloping path lead up to a secure front door and the vestibule where intruder alarm controls are situated. Another door opens into the very spacious hallway, staircase and family seating area where another door opens to the garden. The flooring consists of engineered solid oak which extends throughout the whole of the ground floor except the sitting and music rooms.

SITTING ROOM: This comfortable room has a fitted carpet, feature living flame fireplace, TV and satellite points and French windows opening to the rear garden.

MUSIC ROOM: A large room that has been converted from the original integral double garage and which could be converted back. Here there is tiled flooring, and double French windows that open from the driveway. Cupboards to the rear house the condensing gas boiler.

UTILITY ROOM & GUEST WC: Leading from the hallway, the utility has modern fitted wall and base units, dark worktop, stainless steel sink and space for washing machine. A door gives access to a paved drying area outside.

KITCHEN/DINING ROOM: The beautifully appointed, open plan area is fitted with black gloss wall and base kitchen units and black worktops flecked with mica. There is a central island unit with seating, storage and two pop up power stations. The units are fitted with integral fridge-freezer, double NEFF electric ovens, dishwasher and a six ring gas hob with stainless steel extractor above. A black Corian sink is set below a window overlooking the garden. Both the kitchen and adjacent dining room have solid oak flooring and recessed ceiling spotlights.

CONSERVATORY: French doors open from the dining room into this modern and high quality extension. Here there is solid oak flooring and shelves.

STAIRS & LANDING: From the hallway, a timber staircase with fitted carpet leads up to a landing with timber banister, carpet and access to all four bedrooms. To the rear is a large seating area or family room with TV point and bay windows overlooking the rear garden.

MASTER BEDROOM - EN SUITE: Double doors lead from the seating area into this bedroom where there is a carpet and fitted double wardrobes with mirrored door. Another door opens into a spacious en suite bathroom with tiled walls and flooring. Here there is a white suite, luxury corner spa bath, double vanity sink units and a walk-in glass shower unit that feed from the boiler.

BEDROOM 2 - EN SUITE: Another double bedroom with fitted carpet, built in double wardrobes and view to the rear. The en suite is white and has a corner shower unit with curved glass doors.

BEDROOM 3 & 4: Situated to the front of the property, these double bedrooms have fitted carpet and 3 has a built in single wardrobe. Bedroom 3 has a private access door to the family bathroom next door.

FAMILY BATHROOM: Here there is a white suite, shower above the bath and a glass screen. The walls around the bath and shower are tiled. There is a fitted carpet, radiator and extractor fan.

GARDEN & EXTERIOR: Castlewood Avenue sits in a tranquil residential area amongst similar styled private properties. Shops and the A90 are close by. The front garden of the property is laid out with a large private and mono blocked driveway. There is a lawn to one side and the area is defined by low walls and hedges. Paths lead around both sides of the house to the rear garden which is mainly laid out with lawns. Here there are two large storage sheds and there is also a paved drying or BBQ area to one side. The garden boundaries consist of walls and fences. Dundee City centre is a 3 mile or 15 minute drive south, whilst the A90 gives swift access to Aberdeen, Perth, Edinburgh and Glasgow.

These particulars are intended to give a fair description to assist proposed purchasers when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever. All measurements stated herein are approximate. Buyers should obtain verification of information contained herein from their solicitor and/or surveyor.



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