



# MICHAEL A. BROWN

*Solicitor & Estate Agent*



- Executive Detached Villa
- Spacious Modern Accommodation
- Quiet cul-de-sac
- Integral Double Garage
- Monoblock Driveway
- Large Attractive Gardens
- GCH; DG; Alarm
- Entrance Vestibule
- Reception Hall; Toilet
- Spacious Lounge
- Large Dining Room
- Quality Kitchen; Utility Rm
- Family Lounge Area
- Upper Hall Study Area
- 4 Bedrooms ( 2 En-suite)
- Family Bathroom

**8 EMMOCK LANE, DUNDEE, DD4 9FN**

Home Report Valuation £265,000

**FIXED PRICE £259,000**



This exceptionally spacious and modern, Executive Style DETACHED VILLA is situated in a quiet cul-de-sac in a modern residential estate towards the northern perimeter of Dundee. There is easy access by the nearby A90 Forfar Road into the city centre.

The house has been attractively decorated and finished throughout and benefits from full gas central heating, double glazed windows, and an intruder alarm system. A monoblock driveway leads to the integral double garage with remote controlled doors and there is a large, enclosed, south facing rear garden attractively laid out with large paved patio and sizeable lawn.

#### GROUND FLOOR

##### ENTRANCE VESTIBULE

A covered entrance porch leads to the vestibule. Entrance door with coloured glazed inset double glazed and double glazed side screen. Roller blind. Parquet effect vinyl flooring.

##### RECEPTION HALL

A pair of multi-pane glazed doors lead to the reception hall. Balustrade stair to upper floor. Under stair storage cupboard. Recessed halogen ceiling downlights. Radiator.

##### TOILET

With white toilet and wash-hand basin. Recessed halogen ceiling downlights. Vinyl flooring. Opaque double glazed window. Radiator.

##### FAMILY LOUNGE AREA

Open plan to the reception hall and kitchen. Double glazed French doors with side screens which open out onto the front garden. TV point. Radiator.

##### LOUNGE 21'9" x 11'8" approx.

A spacious and comfortable lounge. Double glazed French doors open out onto the rear garden. Portuguese limestone fireplace with inset living flame gas fire. TV point. Radiator.

##### DINING KITCHEN 19'6" x 11'6" approx.

Fully fitted with light beech wall and base units and granite effect worktops and splash-backs. Integral breakfast bar. Under wall unit and pelmet downlighting. Inset stainless steel 1½ bowl sink with drainer and mixer tap and waste disposal unit. Space for table and chairs. Recessed halogen ceiling downlights. Integral stainless steel gas hob with extractor filter and electric oven. Integral dishwasher, fridge and freezer. Rosewood hard wood laminate flooring. Double glazed window overlooks the rear garden. Roller blind.

##### UTILITY ROOM 12' x 7'4" approx.

Fitted with beech finish wall and base units and granite effect worktop. Splashback tiling. Inset stainless steel sink with drainer and mixer tap. Plumbed for automatic washing machine. Tile effect laminate flooring. Double glazed door and window to side garden. Courtesy door to integral garage. Extractor fan. Radiator.

##### DINING ROOM 17'10" x 11'5" approx.

A spacious dining room with large double glazed window which overlooks the rear garden. Rosewood hard wood laminate flooring. Radiator.

#### UPPER FLOOR

##### HALL/STUDIO AREA 16' x 11' approx.

A large open plan hall with area suitable for use as a studio or family lounge area. Large double glazed window overlooks the rear garden. Shelved storage cupboard. Radiator.

##### MASTER BEDROOM 18'7" x 11'5" approx.

Double doors from hall. Large walk-in dressing area. Double glazed window overlooks the rear garden. Radiator.

##### EN-SUITE

White vanity unit with inset wash-hand basin and toilet. Large tiled shower compartment with thermostat shower. White bath and partly tiled above. Tile effect vinyl flooring. Recess halogen ceiling downlights. Opaque double glazed window. Extractor fan. Radiator.

##### DOUBLE BEDROOM 2 15' x 9'9" approx.

2 built-in and fitted wardrobes. Double glazed window overlooks the rear garden. Radiator.

##### EN-SUITE

White toilet and wash-hand basin. Wall mirror and glass shelf. Tiled shower compartment with thermostat shower. Tile effect vinyl flooring. Recessed halogen ceiling downlights. Opaque double glazed window. Extractor fan. Radiator.

##### DOUBLE BEDROOM 3 17' x 12' approx.

Built-in wardrobe cupboard. Door to adjoining bathroom. Double glazed window overlooks the front garden. Radiator.

##### DOUBLE BEDROOM 4 11'6" x 11'6" approx.

Built-in wardrobe cupboard. Double glazed window overlooks the front garden. Radiator.

##### FAMILY BATHROOM 8'6" x 7'8" approx.

White vanity units with inset wash-hand basin and toilet. White bath and partly tiled above. Wall mirror and glass shelf. Tile effect vinyl flooring. Opaque double glazed window. Extractor fan. Radiator.

#### INTEGRAL DOUBLE GARAGE

With separate remote controlled garage doors. Power and light. Saunier Duval gas boiler.

#### GARDENS

A monoblock front double driveway leads to the integral garage. Monoblock path to front door. The rest of the front garden is laid out with lawn, shrubs and flowerbeds. A paved side garden with timber gate leads to the rear garden. Outside light. Outside water tap. The large south facing rear garden is enclosed by timber fencing and walls. Laid out with large paved patio and large lawn. Timber garden shed.

#### EXTRAS

Included are all fitted carpets, curtains, blinds, most light fittings (excluding dining room light fitting) and integral kitchen appliances.

#### ENTRY

By arrangement

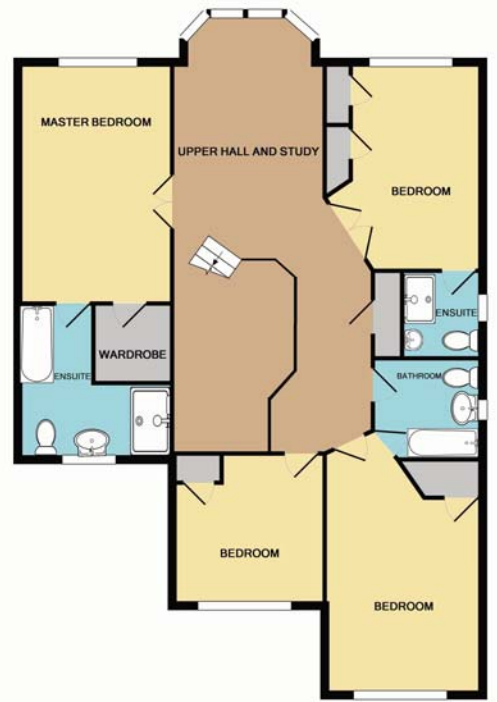
#### VIEWING

Contact Michael A Brown, Solicitor on 01382 204242 or email: law@michaelabrown.co.uk.





GROUND FLOOR



1ST FLOOR



These particulars are prepared in good faith but are not warranted and do not form part of any contract. All measurements approximate.



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