

34 CLAYHILLS DRIVE

Dundee, DD2 1SX



PROPERTY NAME

34 Clayhills Drive

LOCATION

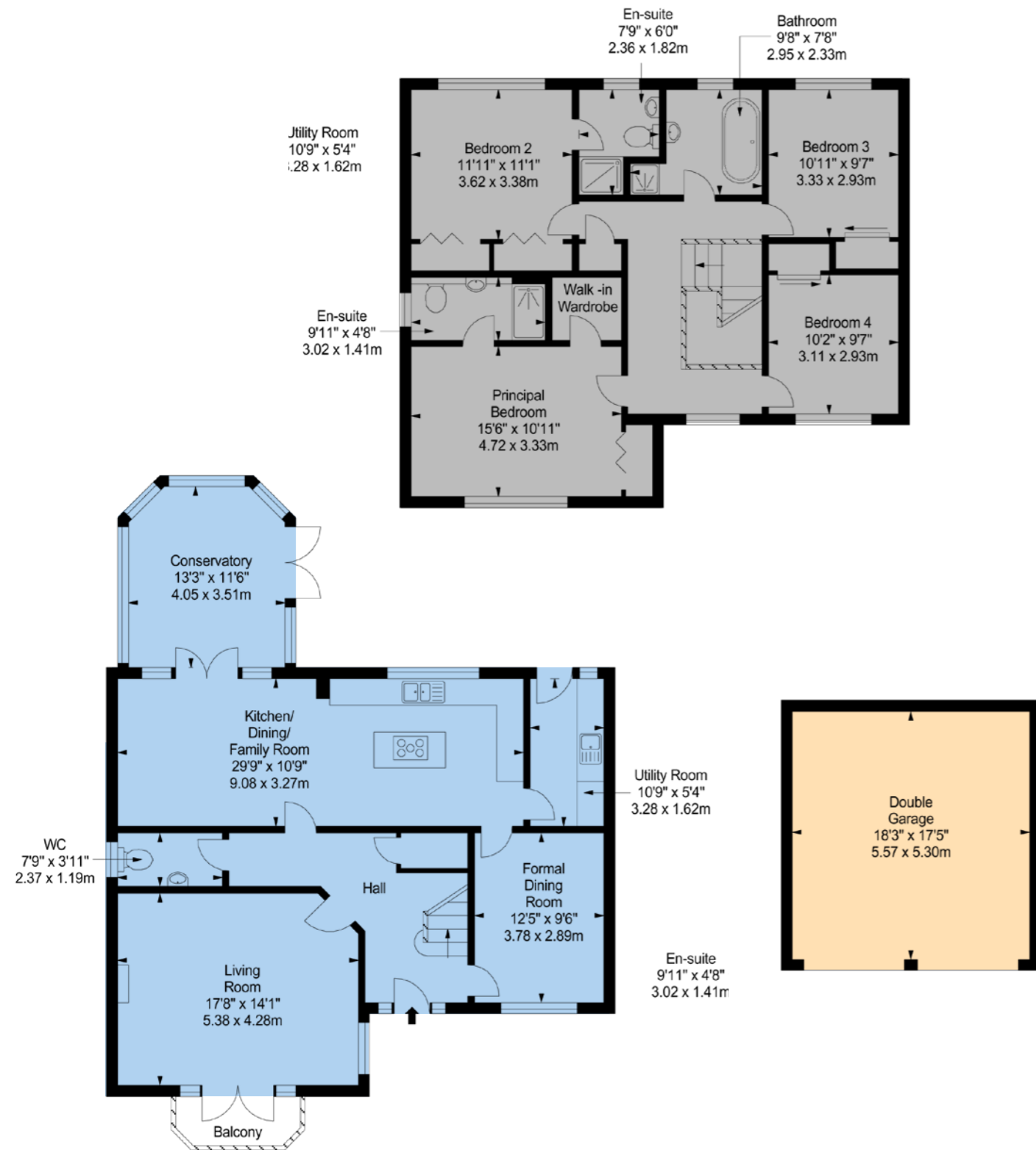
Dundee, DD2 1SX

APPROXIMATE TOTAL AREA:

221.8 sq. metres (2387.5 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR ● EXTERNAL

The floorplan is for illustrative purposes. All sizes are approximate.



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Welcome to 34 CLAYHILLS DRIVE

This four-bedroom, three-bathroom detached family home is brought to market in an immaculate, move-in condition, with exceptionally stylish contemporary interiors. The home enjoys wonderful views of the River Tay and is accompanied by a delightful, multi-level garden and excellent private parking. It lies within easy reach of amenities, including shops, schools, Ninewells Hospital, scenic open spaces, and transport links, as well as the cities inspiring cultural and entertainment venues, bars, and restaurants.

GENERAL FEATURES

Generous detached family home
Part of a modern development in Dundee
Beautifully presented, recently refurbished,
contemporary interiors
Spacious and flexible accommodation
EPC Rating - C | Council Tax band - G

ACCOMMODATION FEATURES

Entrance hall with storage and WC
South-facing living room with fireplace and small balcony
Separate formal dining room
Well-appointed breakfasting kitchen/dining/family room
Versatile conservatory with garden access
Four double bedrooms with built-in wardrobes
Two en-suite shower rooms
Beautifully styled, four-piece family bathroom
Recently replaced Worcester boiler and radiators throughout

EXTERIOR FEATURES

Enchanting, multi-level garden
Attached double garage
Private double driveway





The Entrance INVITING YOU INSIDE

A bright and airy hallway invites you into the home, immediately setting the tone for the interiors to follow with crisp-white décor and gleaming marble-inspired floor tiles. It is accompanied by built-in storage and a stylish WC, with the latter comprising a WC-suite, vanity storage, an illuminated mirror, and a chrome towel radiator.



Reception rooms PERFECT SPACES FOR FAMILY LIFE AND ENTERTAINING

The house boasts three spacious and versatile reception areas – a living room, a formal dining room, and a conservatory. All three areas are generously proportioned, offering fantastic flexibility for arrangements of furniture. The living room echoes the hall's crisp décor, is fitted with modern wood-styled flooring, and features an understated, homely fireplace around which furniture can be arranged, as well as south-facing French doors opening onto a balcony with spectacular views of the river.

A perfect setting for family meals and entertaining

The dining room is also fitted with wood-styled flooring, has a stylish accent wall, and offers the perfect setting for seated family meals and entertaining with friends and guests.



Versatile conservatory with garden access

Finally, the conservatory, which is connected to the kitchen via French doors, has recently had a new roof and provides a versatile third reception area with various options for use and direct garden access.



The Kitchen/dining/family room

A BEAUTIFULLY APPOINTED SPACE WITH ROOM FOR DINING



The kitchen is a wonderful open space with ample room for a casual dining setup and additional lounge furniture if desired, set next to the French doors that afford access to the conservatory, whilst a breakfast bar caters for morning coffee and socialising while cooking. It comes exceptionally well-appointed with a wide range of Shaker-inspired cabinets and wood-inspired worktops, with a central island offering additional cabinetry and a marble-styled worktop. The kitchen is complemented by a utility room with additional cabinetry, external access, and space for laundry appliances.



Bedrooms TRANQUIL & VERSATILE SLEEPING AREAS

The house includes four spacious bedrooms, all tastefully presented and carpeted for optimum comfort underfoot. The principal bedroom boasts chic accent wallpaper, built-in wardrobes, an additional walk-in wardrobe, an en-suite shower room and spectacular views over the river whilst the remaining sleeping areas are also accompanied by built-in wardrobes and the second largest bedroom has an en-suite shower room.





Washrooms STYLISH & FUNCTIONAL WASHROOMS

The principal bedroom's en-suite features stylish, on-trend pink wall tiling with coordinating floor tiles, and comprises a shower enclosure, a basin set into storage, and a WC. The second bedroom's en-suite also comes with a shower cubicle, a WC-suite set into storage, and a towel radiator. A beautifully styled, four-piece family bathroom completes the accommodation and is decorated with elegant accent wallpaper, chic wall tiling, and eye-catching flooring. It comes complete with a freestanding bathtub, a separate shower enclosure, a vanity unit with an inset basin, a WC, and a chrome towel radiator.



Externals & parking

ENCHANTING GARDEN PERFECT FOR ALFRESCO DINING

The house is perfectly complemented by a delightful, beautiful multi-level garden. The lower level features a large patio perfect for outdoor seating and barbecues, a lawn with charming stepping stones, and a staircase that leads up through a colourful, leafy area to a hidden garden with a large, manicured lawn and a decked dining terrace. Excellent private parking is provided by an attached double garage and a double driveway.

Extras: All fitted floor and window coverings, integrated kitchen appliances including wine cooler, dishwasher, double oven, hob, extractor fan, full height fridge, full height freezer and electric mirrors in all bathrooms are to be included with the sale as well as energy efficient solar panels. Please note, no warranties or guarantees shall be provided for the appliances.

A staircase that leads up through a colourful, leafy area to a hidden garden with a large, manicured lawn and a decked dining terrace...





DUNDEE

Recently voted by
the Sunday Times
as one of the top
twelve places to live
in Britain

Scotland's fourth largest and notably sunniest city, Dundee lies on the east coast, on the Firth of Tay estuary, and was recently voted by the Sunday Times as one of the top twelve places to live in Britain. A historic port and now a UNESCO City of Design, Dundee is brimming with culture; boasting a regenerated waterfront with two nautical museums (RRS Discovery, Captain Scott's Antarctic expedition ship, and the 19th-century warship, HM Frigate Unicorn) and the architectural triumph of the newly opened V & A Dundee, Scotland's first design museum. Further museums, arts centres and theatres can be found across the city, along with a vibrant array of bars and restaurants. A wildlife centre, cinemas and excellent sports and leisure facilities are also on offer. Largely walk-able, Dundee provides a delightful and convenient shopping experience, hosting a wide selection of high-street retail outlets, shopping centres (one with a large public library) and supermarkets. The city provides education at all levels, with private and state institutions and one of the UK's leading universities. Major road and rail links connect Dundee to the rest of Scotland and further afield, whilst Dundee airport also offers flights to London City Airport.



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