



**Craigowl View Duntrune, Dundee  
Angus DD4 0PP**  
**Offers over £399,995**

284 Perth Road, DD2 1AN

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Simple Approach are delighted to welcome this outstanding detached house in the tranquil location of Duntrune surrounded by rolling fields and picturesque views to the residential market. This stunning property offers extremely spacious and versatile accommodation laid out over two floors and comes to the market in immaculate condition throughout. Across the ground floor, the property comprises; an entrance vestibule, a welcoming hallway leading to a bright and spacious lounge with front facing windows allowing plentiful natural light to flood the room, a generous dining room, a large ground floor bedroom which the current owners are using as an extra living space/snug, a very stylish, modern fitted kitchen with integrated appliances and gorgeous granite worktops, useful utility room with backdoor access to the private rear garden, a sun room with lovely patio doors again leading to the rear garden and a chic shower room completes the ground floor of this property. Across the first floor:- this property occupies three sizable bedrooms with master ensuite and a fitted wardrobe, a convenient study room which could also be utilized as an extra single bedroom and a further family bathroom. Warmth is offered through oil central heating and the windows are fully double glazed throughout. This property further benefits from modern features such as full CCTV around the house and garden and electric gates to the front of the property. Externally the property offers substantial garden space to the front and rear of the property along with a private driveway suitable for 8-10 cars and double garage. This very grand property offers the most breath-taking welcome from the outset and has so much to offer. It is the ideal purchase for any growing family - with special note to being in the catchment area for **Monifieth** High School and a reputable primary school just a short distance away, or for any mature buyer , seeking modern and peaceful countryside living.

## Entrance Hallway

28'6" x 9'3" (8.71 x 2.83)

## Lounge

17'6" x 19'3" (5.34 x 5.89)

## Dining Room

14'1" x 16'0" (4.30 x 4.88)

## Sun Room

13'10" x 12'5" (4.24 x 3.81)

## Bathroom

10'3" x 5'0" (3.13 x 1.53)

## Bedroom / Snug

12'6" x 16'0" (3.82 x 4.90)

## Kitchen

14'2" x 16'11" (4.33 x 5.18)

## Utility

8'0" x 14'0" (2.46 x 4.28)

## Ensuite

3'10" x 7'6" (1.19 x 2.30)

## Bedroom

16'6" x 14'4" (5.03 x 4.39)

## Bedroom

16'2" x 13'9" (4.93 x 4.20)

## Bedroom

7'10" x 7'4" (2.40 x 2.24)

## Bathroom

11'0" x 11'5" (3.36 x 3.48)



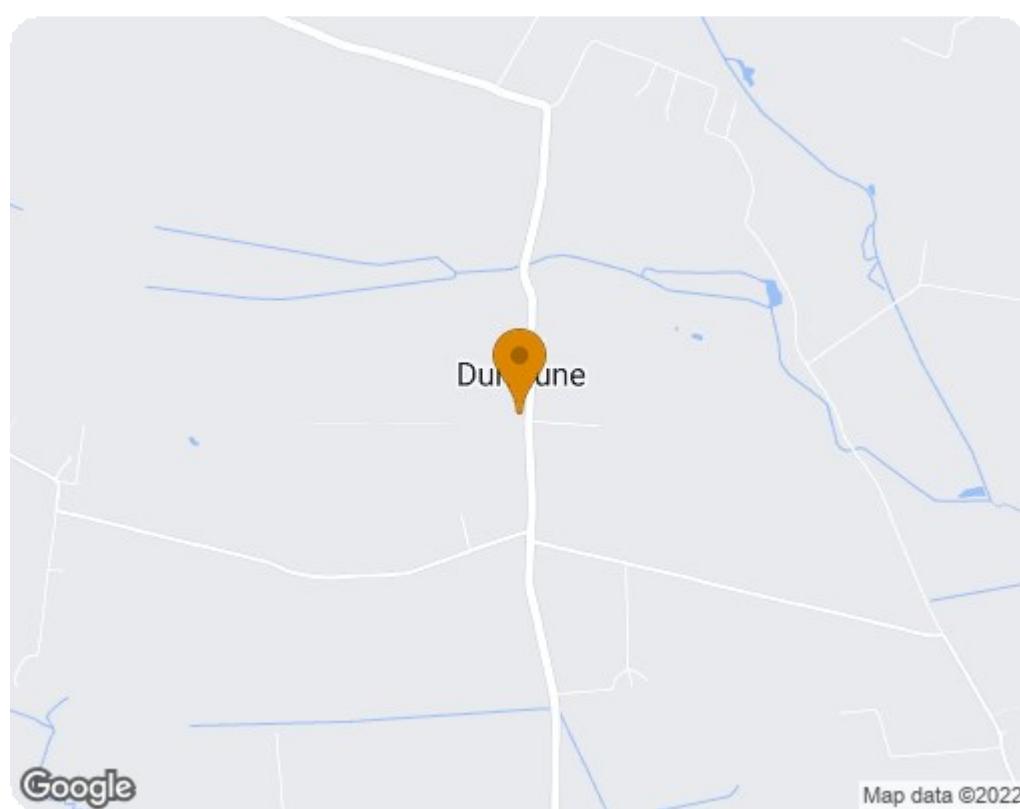


- Exceptional Five Bedroom Detached Family Home
- Bright & Spacious Lounge
- Private Driveway & Double Garage
- Stylish Interior Throughout

- Spacious 250 Square Meters Property
- Generous Dining Room
- Oil Central Heating & Double Glazing

- Modern Fitted Kitchen With Integrated Appliances & Granite Worktops
- Substantial Garden Space To The Front And Rear
- Highly Sought After Location Within A Reputable School Catchment Area





#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		74
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		83
(81-91) B		69
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
Scotland	EU Directive 2002/91/EC	