

Simple Approach



Estate Agents



**5 Corbie Wood, Dundee
DD4 9RQ**

Offers over £204,995

Located in the desirable Corbie Wood area of Dundee, this immaculate three-bedroom semi-detached home is presented in true move-in condition, offering modern living in a peaceful yet well-connected location. The property boasts a bright and spacious lounge, leading seamlessly into a stylish, contemporary open plan kitchen/diner with ample storage and workspace, a downstairs WC completes the ground floor of this property. Upstairs, three well-proportioned bedrooms provide comfortable living space, ideal for families or professionals. A modern family bathroom completes the home, featuring a shower over bath facility.

Externally, the property benefits from a beautifully maintained private rear garden and a private driveway to the front ensures convenient off-street parking. Practical attributes include gas central heating and full double glazing throughout. Located in a highly sought-after residential area, this fantastic home is close to excellent local amenities, well-regarded schools, and convenient transport links, making it a superb choice for those looking for both comfort and convenience. Early viewing is highly recommended to see all that is on offer here at Corbie Wood, Dundee.

Lounge

13'0" x 14'3" (3.98 x 4.35)

Open-plan Kitchen with Dining Room

17'0" x 9'7" (5.20 x 2.94)

Downstairs WC

5'4" x 7'0" (1.65 x 2.15)

Master Bedroom

9'7" x 8'11" (2.93 x 2.72)

En-suite Shower Room

4'9" x 6'0" (1.46 x 1.84)

Bedroom Two

9'5" x 8'7" (2.89 x 2.62)

Bedroom Three

7'4" x 8'7" (2.25 x 2.62)

Family Bathroom

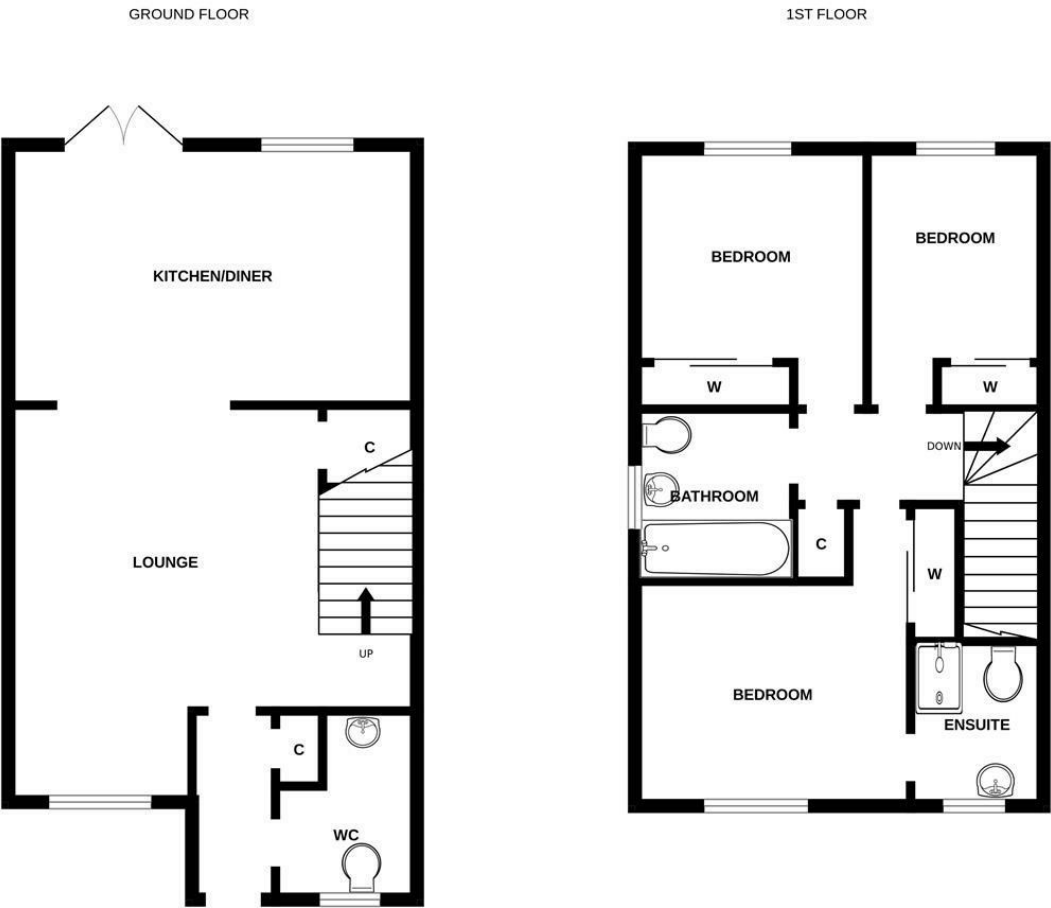
5'6" x 6'2" (1.68 x 1.89)



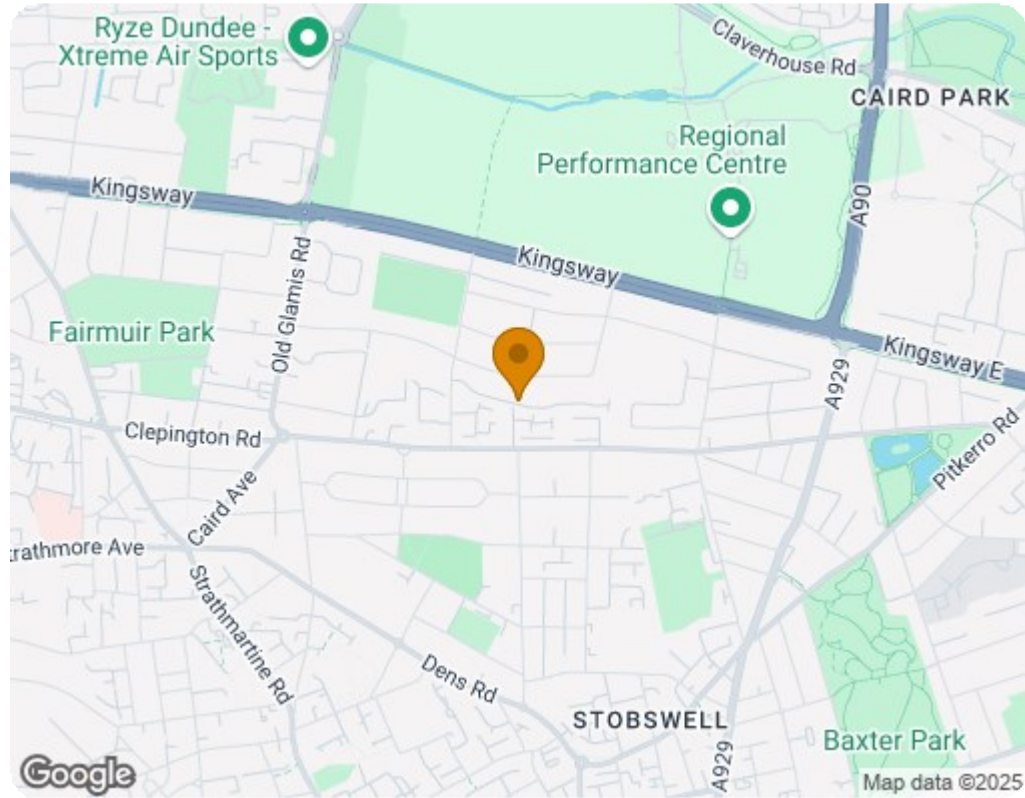


- Semi Detached House
- Excellent Move In Condition
- Well Manicured Rear Garden
- Stylish Interior
- Three Bedrooms
- Bright Front Facing Lounge
- Gas Central Heating & Double Glazing
- Highly Sought After Location
- Private Driveway
- Ideal Purchase For Families Or First Time Buyers





Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This 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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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 90 |
| (81-91) B | 80 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Scotland EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 91 |
| (81-91) B | 80 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| Scotland EU Directive 2002/91/EC | | |