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**31 CLIVE ROAD, DUNDEE DD3 8LR  
OFFERS OVER £190,000**

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<b>HOME REPORT VALUATION</b>	<b>£190,000</b>
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<b>EPC RATING</b>	<b>D</b>
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This three-bedroom semi-detached bungalow is located around 3 miles north of Dundee City Centre. The property is in a well-established residential area near various amenities such as supermarkets, shops, schools, leisure centres and Dundee College.

The property's outside area consists of front and rear gardens, a driveway and a garage. The outside space to the front is laid in chippings and partially in monobloc. The driveway provides ample off-street parking and leads to the single garage.

The entrance to the property leads straight into the hallway which provides access to the ground floor. The hall features well-maintained Karndean flooring which stretches through to the living room and dining room. The living room is situated at the front of the property. The room is generous in size and its focal point is the gas fire and protruding chimney breast. The dining room also to the front of the property, has a storage cupboard and provides access to the carpeted staircase leading to the upper floor.

The kitchen is fitted with wall and base units and has space for white goods. The sink is situated beneath the window which looks out to the side of the property. Leading from the kitchen through a frosted glass panel door is the conservatory. The conservatory is perfect as a second entertaining space which leads directly to the rear garden.

The two bathrooms in the property are fitted with a 3-piece white suite consisting of a large shower cubicle, sink and W.C. Both rooms also have built-in storage, heated towel rails and wet walls.

The property also benefits from 3 double bedrooms, one on the ground floor and the remaining two on the first. The ground-floor bedroom has a window which looks out onto the rear garden. The master bedroom is located upstairs and is an 'L' shaped room. All three bedrooms are carpeted, and each have their own built-in wardrobes with sliding doors.

Early viewing is highly recommended to appreciate this property fully.



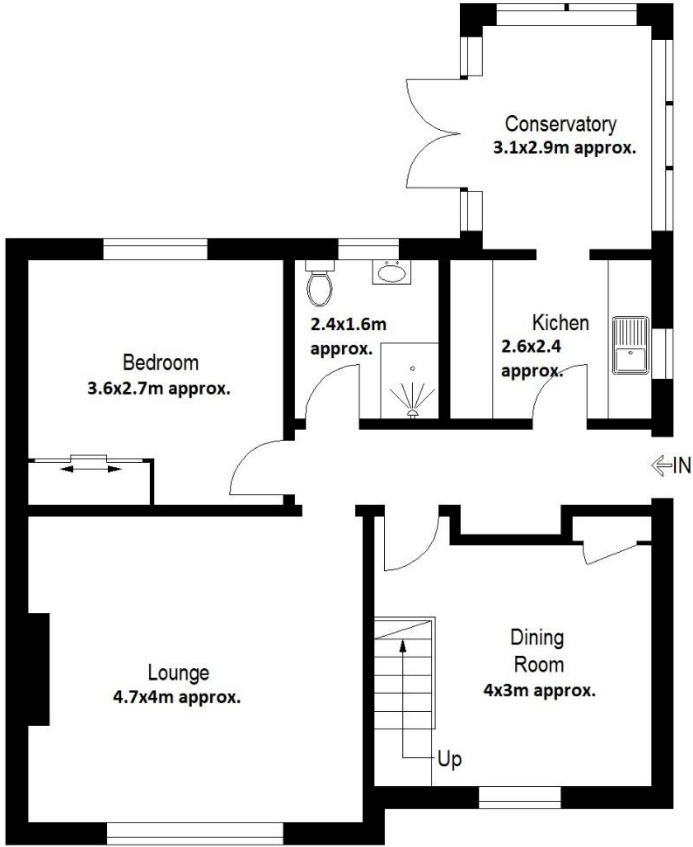
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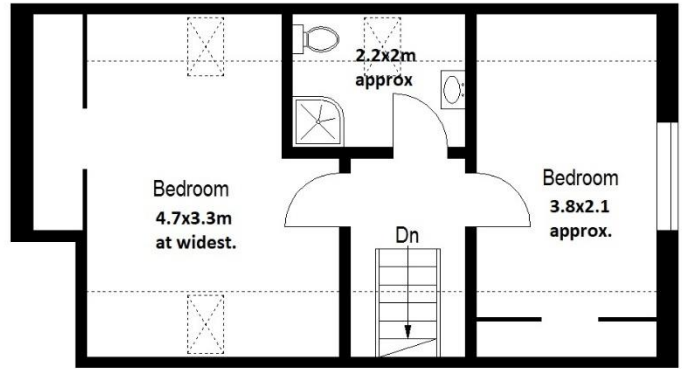
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Ground Floor

 = Reduced headroom below 1.5 m / 5'0



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1001355 / Ref:85897)



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