



4 Clive Street, Dundee, DD4 7AW

5 BED END TERRACE SITUATED ON THE OUTSKIRTS OF DUNDEE CITY CENTRE

- **Bright Livingroom with bay windows and open fireplace**
- **Spacious kitchen with separate utility room with access to garden**
- **Spacious dining room**
- **4 generous sized bedrooms**
- **Further bedroom or study**
- **Airy stair to upper floor with borrowed light**
- **Bathroom with three-piece suite and incorporating shower**
- **Upstairs hall with cupboard**
- **Downstairs cloakroom with separate WC**
- **Easy maintained front garden and secluded back garden**
- **Access to attic**
- **Lock up garage/shed**
- **Driveway for 3 cars**

Location

Set in Maryfield, a well-established residential area, Clive Street is less than a 10 minute drive from the city centre and a 5 minute walk to Stobswell local shopping centre, 5 minutes' walk to the iconic Morgan Academy secondary school, 10 mins walk to Clepington primary school and therefore has all the city's local amenities close to hand.

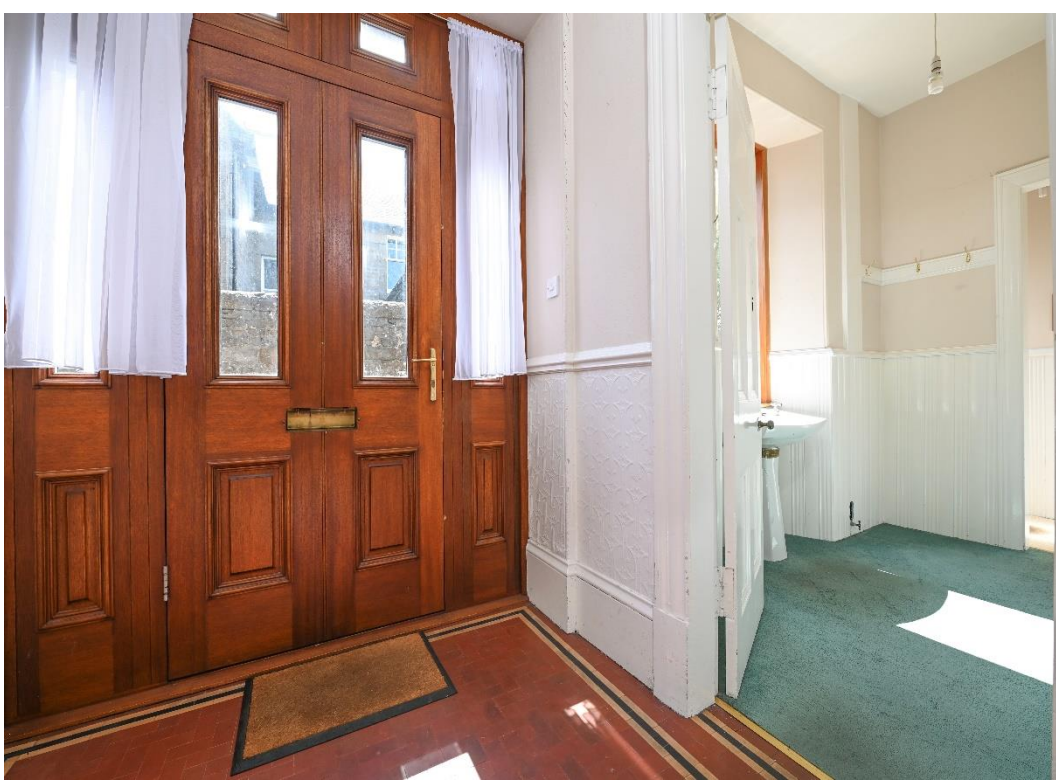
Travel in and around Dundee is made easy by proximity to Kingsway, Dundee's outer ring road and there is a variety of public transport available. The city has access to buses, trains and taxis. Dundee Airport with links to London and Shetland is 20 mins drive from Clive Street.

Viewing Arrangements

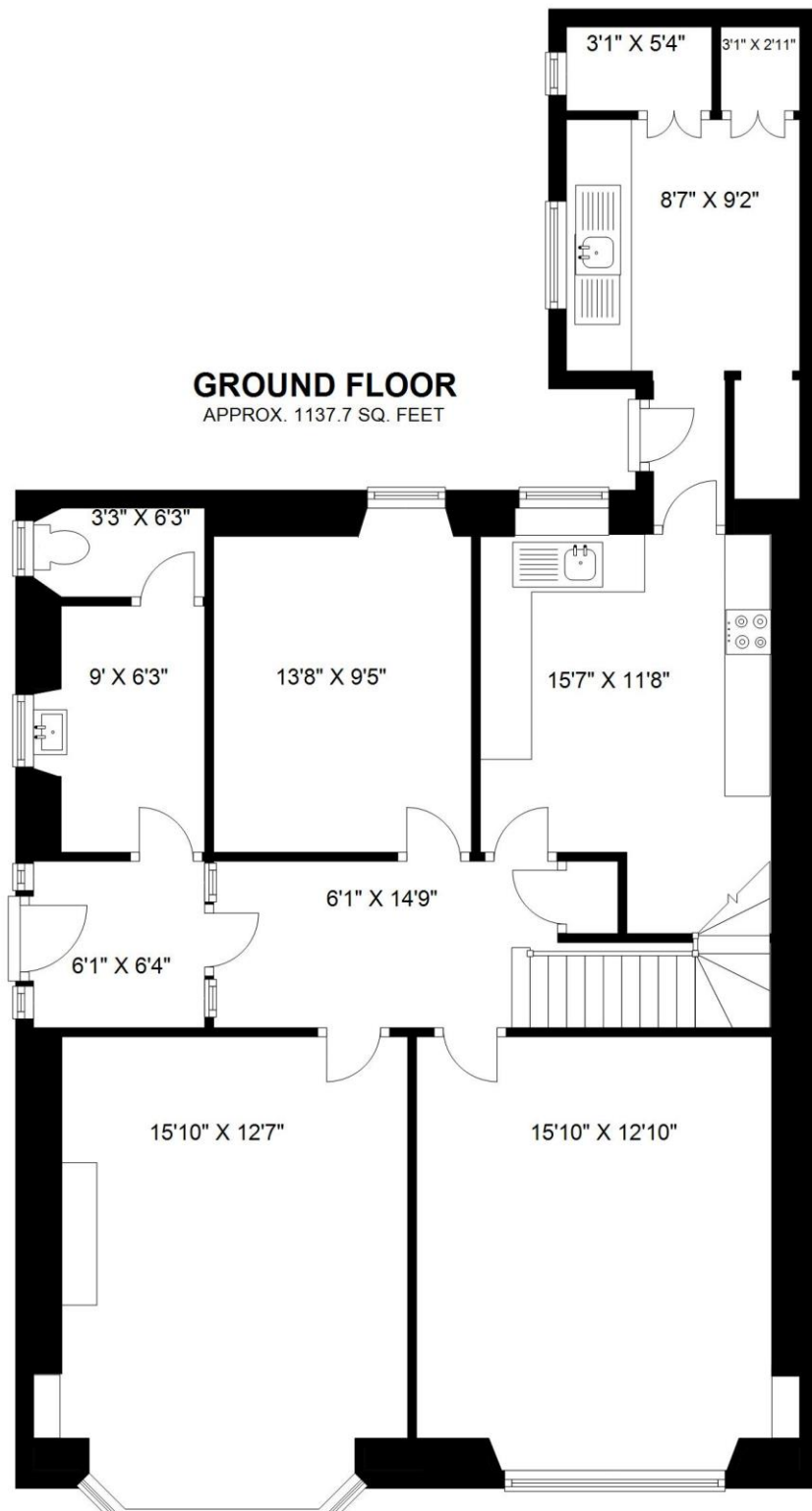
By appointment with The Church of Scotland Law Department.
Please email properties@churchofscotland.org.uk



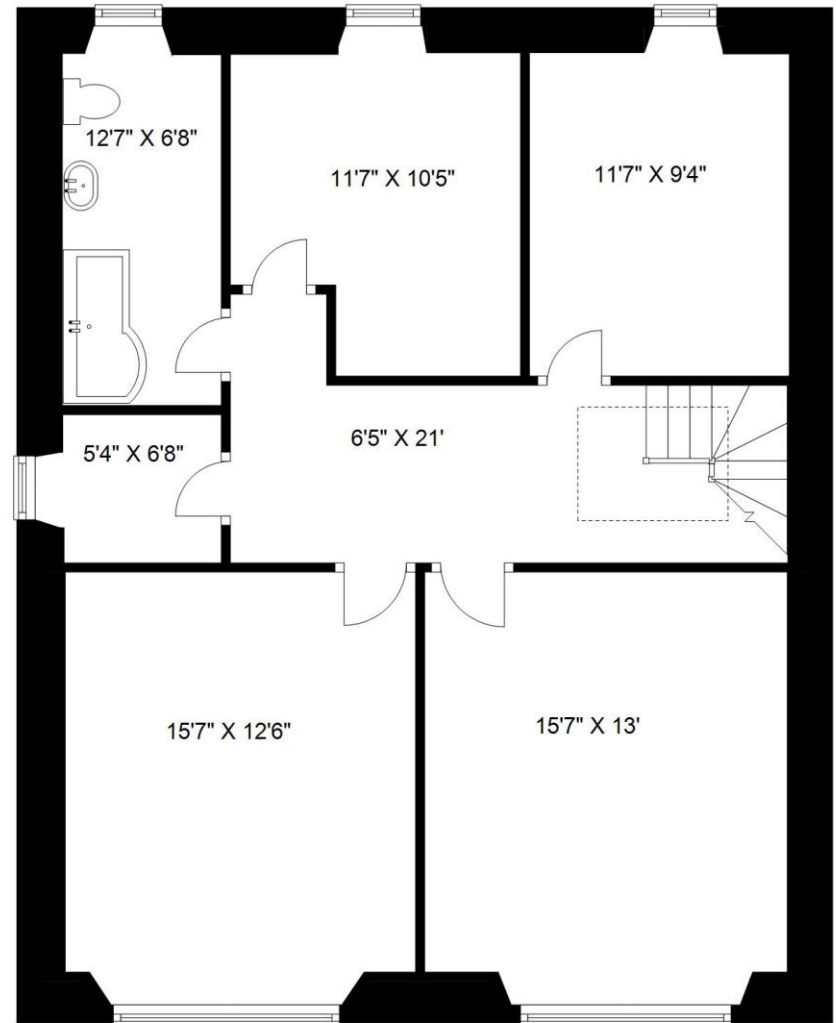




GROUND FLOOR
APPROX. 1137.7 SQ. FEET



FIRST FLOOR
APPROX. 981.2 SQ. FEET



Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.

Church of Scotland Law Department
121 George Street
Edinburgh EH2 4YN
Telephone 0131 2402263
Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

