



VERDALA

12 WEST SCHOOL ROAD
DUNDEE, DD3 8PA



12 WEST SCHOOL ROAD

EXCEPTIONAL SPECIFICATION • OPEN PLAN LIVING • DOUBLE GARAGE & GARDEN ROOM

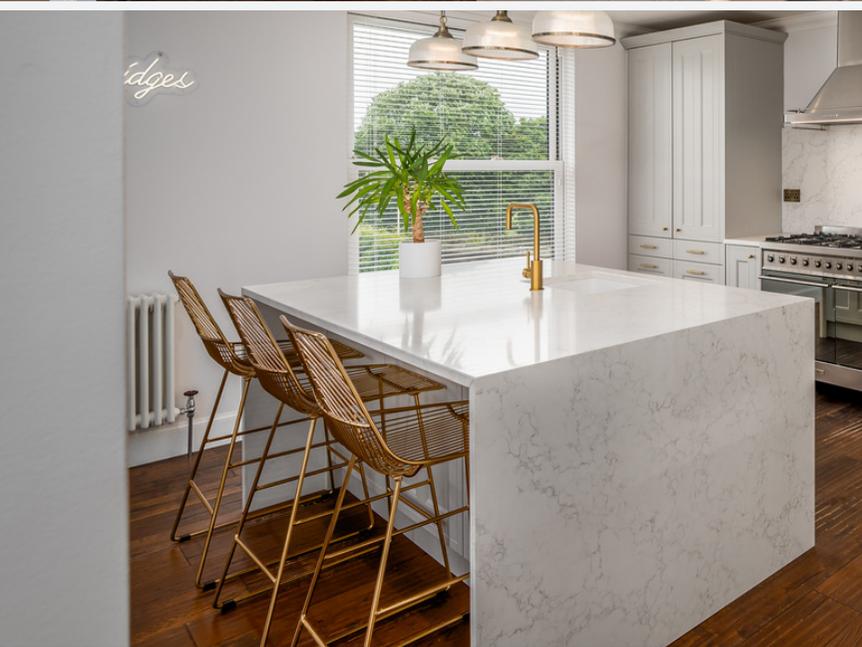
OFFERS OVER £175,000

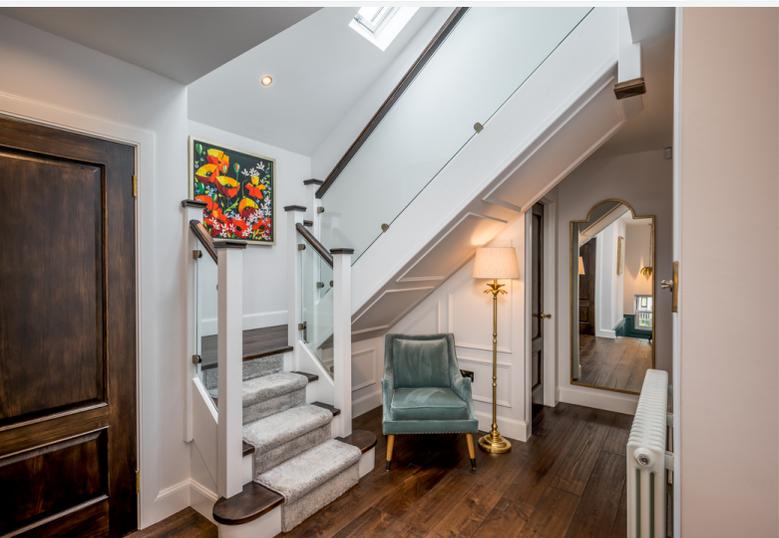
One of the most impressive apartments to come to market in recent times, this upper maisonette has seen complete and comprehensive refurbishment. The property now boasts a luxurious specification far exceeding expectation at this level of the market. Significant investment has been made to create a unique and exciting home. Located within the popular area of Downfield, the property is close to local schooling, public transport links and shopping facilities.

Accommodation is generous set over two levels comprising private entrance with stairs to the first floor, a beautiful dining kitchen is set open plan to a large bay windowed lounge. The kitchen is fitted with quality cabinets, central island with quartz countertop and waterfall edge. A useful utility cupboard, double bedroom with fitted wardrobes and sizeable bathroom with freestanding tub complete the first floor. Ascending the staircase to the second floor, the bright master bedroom enjoys a walk in dressing area, with a further useful storage cupboard and a luxury shower room completes the home. Specification is impressive with modern wiring, heating and double glazing installed. The property enjoys a generous area of private garden ground. A broad driveway leads to the double garage fitted with power, light and power operated door. The garage links to an impressive garden room which is finished to the same excellent standard as the main accommodation. The private garden has been landscaped for low maintenance with a decked entertaining area surrounded by artificial grass.

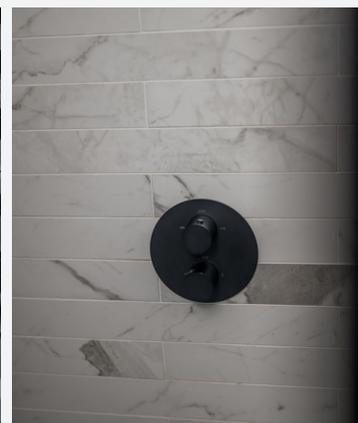
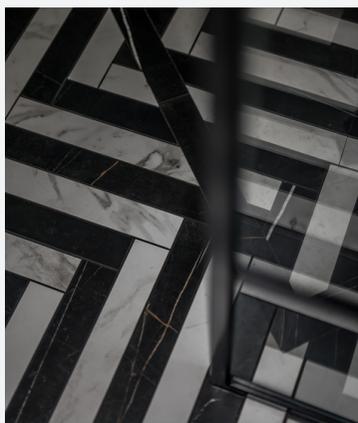




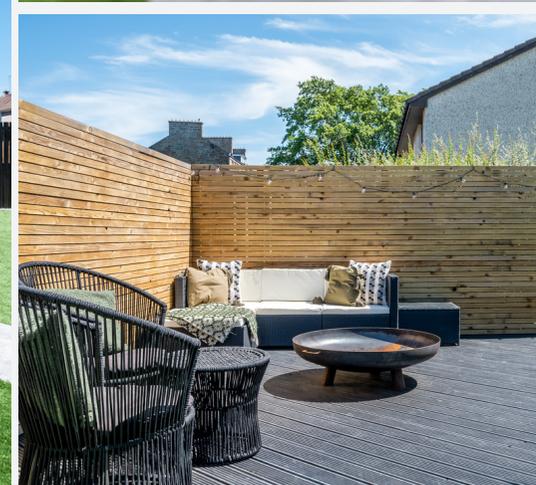
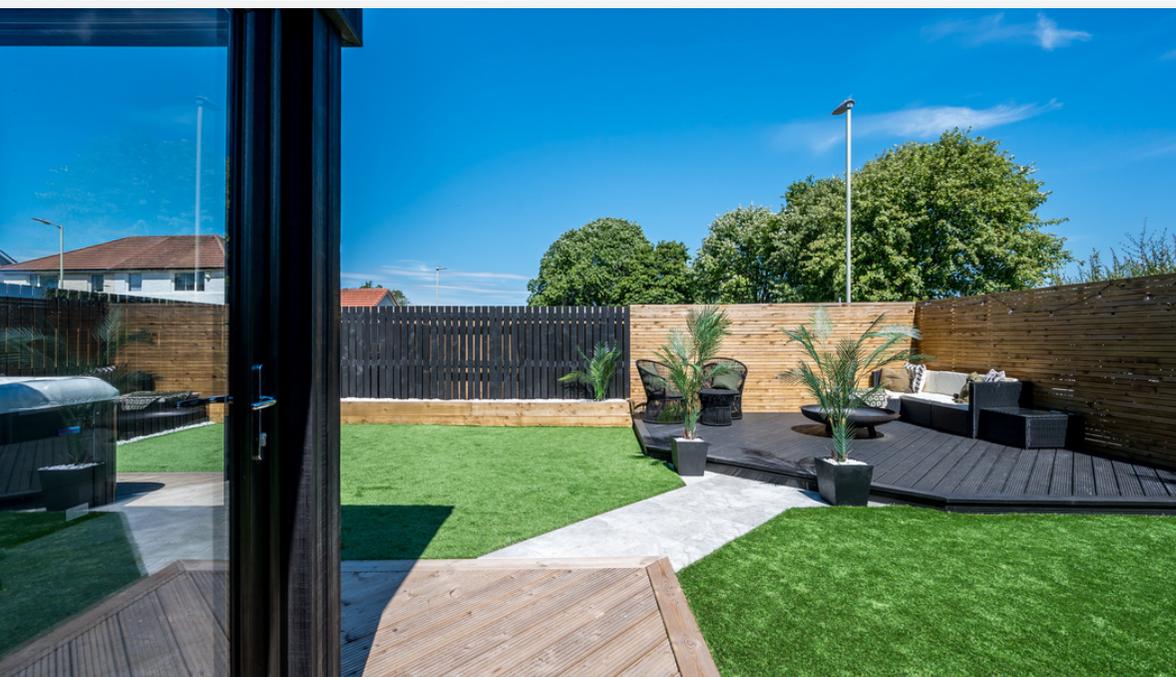




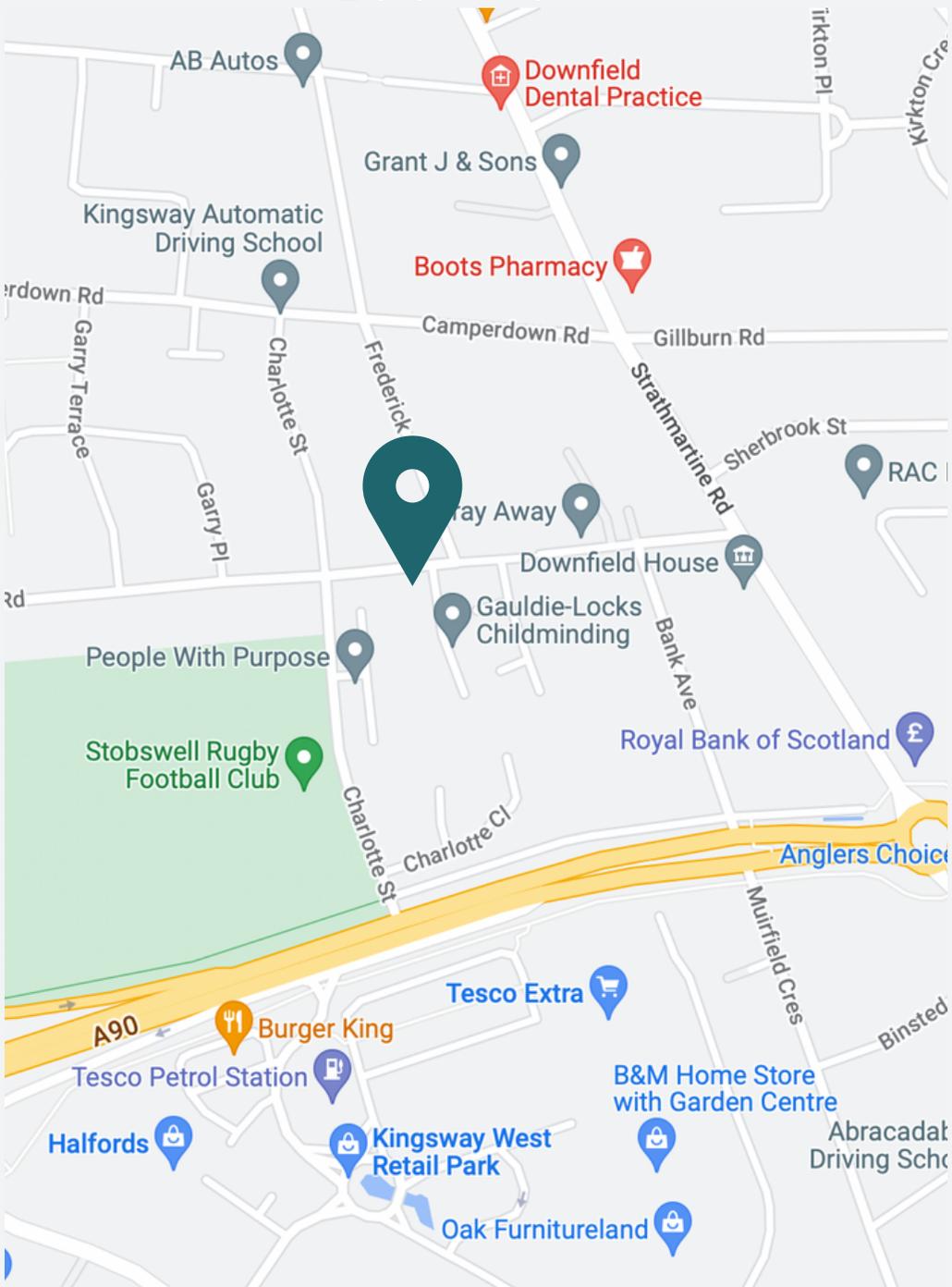




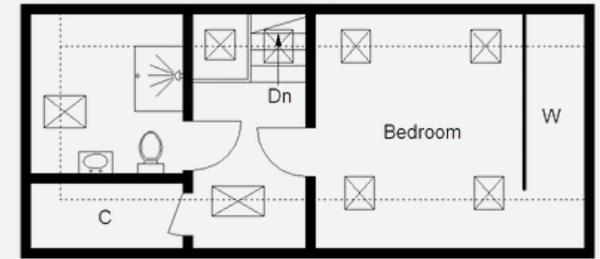




LOCATION

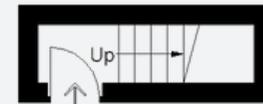


ROOM DIMENSIONS & FLOOR PLAN

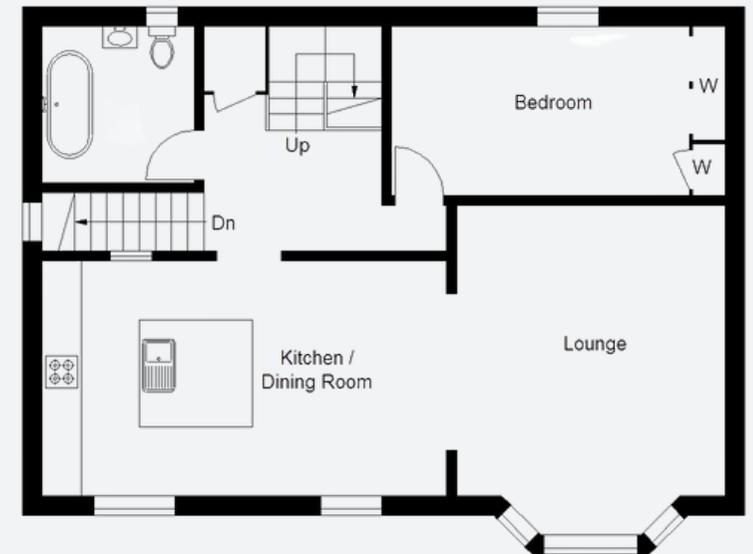


= Reduced headroom below 1.5 m / 5'0

Second Floor



Ground Floor



Dining Kitchen: 22'9 x 18'5

Lounge: 18'5 x 12'2

Bedroom 2: 11'8 x 7'4

Bathroom: 9'3 x 7'5

Double Garage: 21'6 x 21'8

Garden Room: 15'9 x 10'5

Bedroom One: 13'2 x 10'2

Dressing Area: 9'2 x 3'1

Shower Room: 9'8 x 8'5



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