



Emmock Woods Drive (Cease to Factor)

, Dundee, DD4 9FD

Rental £900 pcm

3 bedroom House available Now

Pavillion Properties

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- * Part Furnished
- * Garage
- * Oven
- * Fridge Freezer

- * Double Glazed
- * Garden
- * Electric Shower
- * Parking

- * GCH
- * Private Parking
- * .
- * Hob/Stove

Situation

We are delighted to offer to the rental market this beautifully presented 3 bedroom house, with white goods only set over 2 levels and located in a well sought after area with easy access to the Centre of Dundee and Primary & Secondary Schools. Accommodation comprises of Reception Hallway, Downstairs W.C, Lounge, Dining Room, Open plan Kitchen/Family Room, Utility Room, 3 Bedrooms, 1 en-suite, Family Bathroom and Integral Garage. The property is bright, spacious and immaculate with fresh neutral decor and benefits from having driveway with garage, large enclosed rear garden, modern fitted kitchen, double glazing, gas central heating and burglar alarm. Strictly no dogs will be considered. Landlord Registration: 342467/180/02131 EPC Rating: C 74 Council Tax Band: D Deposit Required: £1030.00

Accommodation

Bedroom 1

Bedroom 2

Bedroom 3

Dining room

Kitchen

Lounge

Stairwell

All measurements are approximate.

Further Information

The deposit required is £1,000

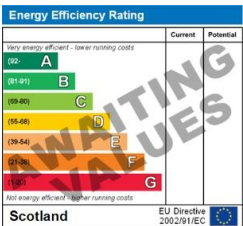
The landlord has requested to include no more than 2 cars permitted in driveway as drains are collapsing due to weight. No commercial vehicles are permitted

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

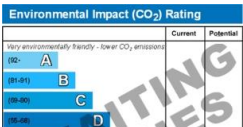
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Creation Date: 17/05/2025

Property Ref: inst-6588

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Pavillion Properties, 2025. Pavillion Properties Registered in Scotland No.