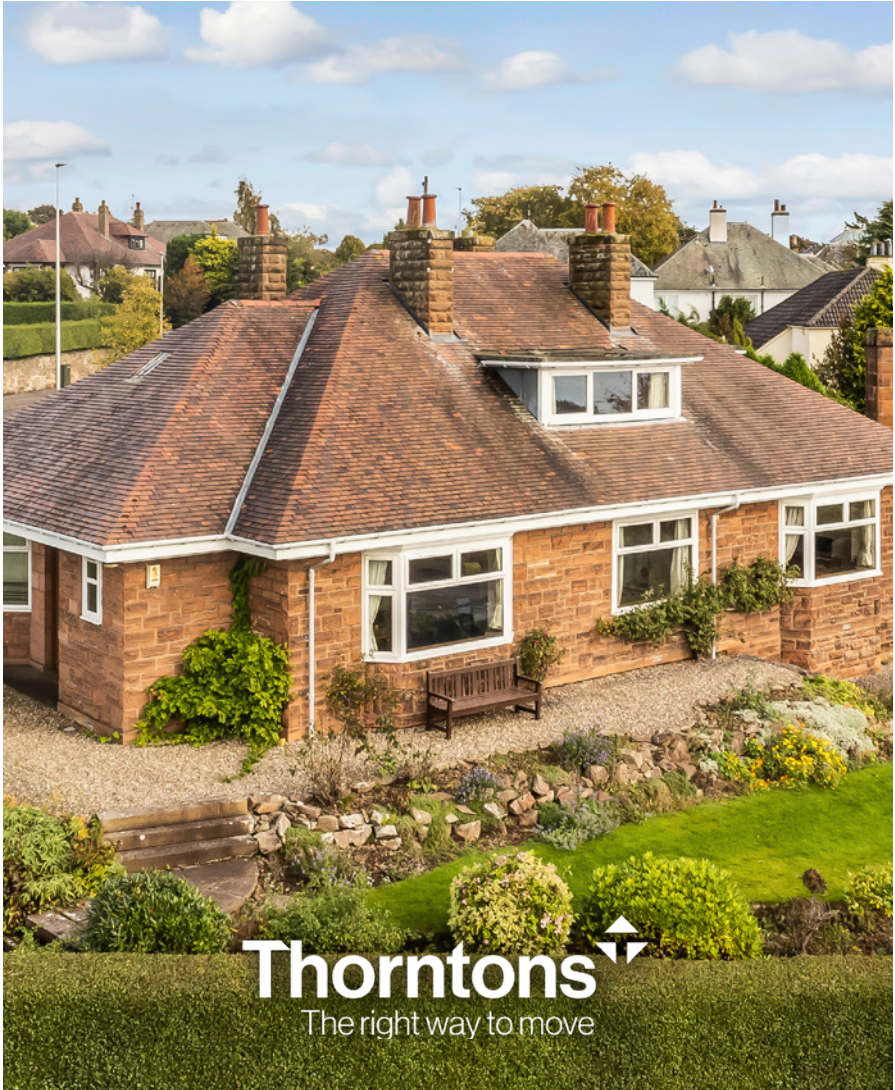


11 GLAMIS ROAD

Dundee, Angus, DD2 1ND



WELCOME TO 11 GLAMIS ROAD

A large four-bedroom detached bungalow in Dundee, which covers over 3,173 square feet and occupies a generous corner plot to provide a wealth of accommodation and landscaped wraparound gardens.



GENERAL FEATURES

- A spacious detached house
- Covering over 3,173 square feet
- Occupies a generous corner plot
- Desirable location in Dundee
- Lovely views to the River Tay
- EPC Rating - D

ACCOMMODATION FEATURES

- Vestibule with a WC cloakroom
- Living/dining room with a bay window
- Breakfasting kitchen with a snug
- Three large double bedrooms
- Fourth double bedroom/sitting room
- Private home office
- Substantial attic store
- Premium 4pc family bathroom
- Bright 3pc shower room
- Gas central heating and double glazing

EXTERNAL FEATURES

- Manicured gardens to the front, side & rear
- Gated driveway and detached garage

CONTENTS

- 06 **A SPACIOUS DETACHED HOUSE**
with lovely views to the River Tay
- 09 **ENTRANCE**
A bright and welcoming introduction
- 11 **RECEPTION ROOM**
A spacious, light-filled reception room
- 15 **KITCHEN**
A well-appointed breakfasting kitchen with a snug
- 19 **BEDROOMS**
Four large double bedrooms and a home office
- 25 **BATHROOMS**
Two bathrooms and a WC
- 27 **GARDEN & PARKING**
Manicured gardens and private parking
- 31 **DUNDEE**
Scotland's fourth largest and notably sunniest city

Thorntons
The right way to move
11 Glamis Road



A SPACIOUS DETACHED HOUSE

WITH LOVELY VIEWS TO THE RIVER TAY

This four-bedroom detached bungalow is a substantial residence that offers families a high degree of versatility. It boasts bright and spacious rooms and further benefits from a large breakfasting kitchen, two bathrooms, a WC, and a home office. The property also enjoys an elevated position with lovely views to the River Tay; plus, it has private parking and manicured gardens. Furthermore, the family home has a convenient position in the city, within easy reach of amenities, schools, and transport links.



A BRIGHT & WELCOMING INTRODUCTION

Inside, you are greeted by an entrance vestibule which leads through to a long central hall. The hall is brightly illuminated by dual-aspect windows and it provides useful understairs storage.





A SPACIOUS, LIGHT-FILLED RECEPTION ROOM

The living/dining room has a spacious footprint that is bathed in warm sunlight from a southwest-facing bay window. It can accommodate comfortable lounge furniture and a table and chairs; plus, it is framed by a focal-point fireplace, which is flanked by two built-in display cabinets.

*Whether relaxing, socialising,
or dining, this room is the
perfect size for everyday use...*





A WELL-APPOINTED BREAKFASTING KITCHEN

WITH A SNUG

The dual-aspect breakfasting kitchen is just as spacious as the living area. It is equipped with a well-appointed range of cabinets and generous worksurfaces, framed by attractive splashbacks. It also incorporates a fitted breakfast peninsula and comes with an integrated oven/grill and gas hob, and a freestanding fridge/freezer. Furthermore, there is a neighbouring snug connecting to a rear porch, which provides outdoor access and a built-in cupboard. A utility room on the first floor provides further storage and a discreet space for laundry.





BEDROOMS

FOUR LARGE DOUBLE BEDROOMS & A HOME OFFICE

Located throughout the home are four large double bedrooms. Finished with light décor and fitted carpets, each room is bright and airy, offering ample floorspace for bedside furnishings. On the ground floor, there is the dual-aspect principal bedroom.





The versatile second bedroom is currently organised as a sitting area (complete with a bay window and an imposing feature fireplace), and the third bedroom, which enjoys a southwest-facing aspect. The fourth bedroom is on the first floor, along with a private home office and a substantial attic store, providing potential for further development (subject to consent).

Complete with a bay window and an imposing feature fireplace...





TWO BATHROOMS & A WC

On the ground floor, there is a premium family bathroom, equipped with a four-piece suite comprised of a toilet, a storage-set washbasin, a bathtub, and a shower cubicle. There is also a convenient WC cloakroom just off the entrance vestibule. In addition, a bright three-piece shower room serves the first floor ensuring minimal waiting times for a washroom. The property has gas central heating and double glazing.



MANICURED GARDENS AND PRIVATE PARKING

Ideal for families, the home is flanked by well-maintained gardens to the front, side, and rear. It provides manicured lawns for summer enjoyment, and from the front, it boasts inspiring River Tay views – perfect for relaxing in the sun. A gated driveway and a detached garage provide secure, off-street parking.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a fridge/freezer to be included in the sale.

PROPERTY NAME
11 Glamis Road
LOCATION
Angus, DD2 1ND

APPROXIMATE TOTAL AREA:
294.8 sq. metres (3173.3 sq. feet)

Ground Floor - ■ First Floor - ■ Externals - ■

The floorplan is for illustrative purposes. All sizes are approximate.



DUNDEE

SCOTLAND'S FOURTH LARGEST
AND NOTABLY SUNNIEST CITY



Dundee lies on the east coast, on the Firth of Tay estuary, and was recently voted by the Sunday Times as one of the top twelve places to live in Britain. A historic port and now a UNESCO City of Design, Dundee is brimming with culture; boasting a regenerated waterfront with two nautical museums (RRS Discovery, Captain Scott's Antarctic expedition ship, and the 19th-century warship, HM Frigate Unicorn) and the architectural triumph of the newly opened V & A Dundee, Scotland's first design museum. Further museums, arts centres and theatres can be found across the city, along with a vibrant array of bars and restaurants. A wildlife centre, cinemas and excellent sports and leisure facilities are also on offer. Largely walk-able, Dundee provides a delightful and convenient shopping experience, hosting a wide selection of high-street retail outlets, shopping centres (one with a large public library) and supermarkets. The city provides education at all levels, with private and state institutions and one of the UK's leading universities. Major road and rail links connect Dundee to the rest of Scotland and further afield, whilst Dundee airport also offers flights to London City Airport.



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