



**Thorntons**   
The right way to move

40 Harestane  
Road

Dundee, DD3 9DZ



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## Summary

Situated within a quiet residential area on the edge of Dundee, this two-bedroom detached house offers spacious accommodation which is predominantly arranged on the ground floor, with multiple living areas and two shower rooms. The property is well-presented and is accompanied by gardens and excellent private parking. Despite the home's quiet location, it lies within easy reach of excellent local amenities as well as the city centre, which is under four miles away.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

## Features

- Detached house in Dundee
- Mostly ground-floor accommodation
- Entrance vestibule and hall with storage
- South-facing living room with fireplace
- Versatile dining room
- Large conservatory with garden access
- Attractive fitted kitchen
- Principal bedroom with en-suite
- Second double bedroom with large built-in wardrobe
- Additional ground-floor shower room
- South-facing front garden and rear garden
- Detached garage and multi-car driveway
- Gas central heating and double glazing



"This two-bedroom, two-bathroom detached house is well-presented and is sure to appeal to a wide demographic."





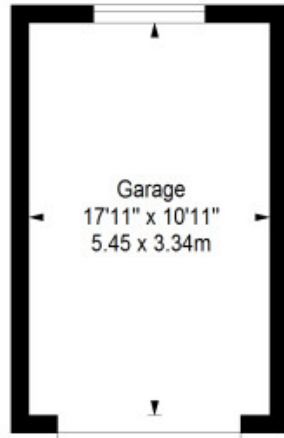


"The home lies within easy reach of excellent local amenities and is under four miles from the city centre."

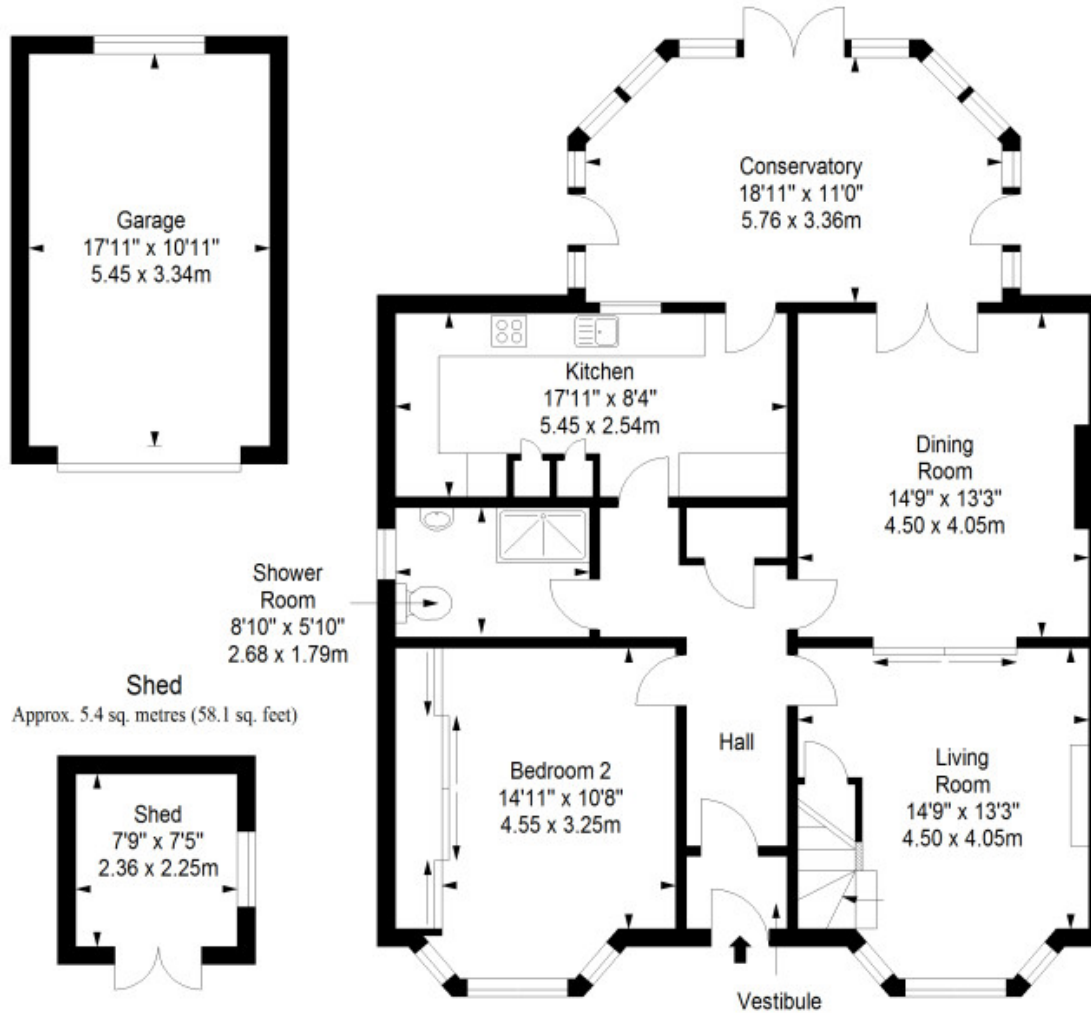


# Floorplan

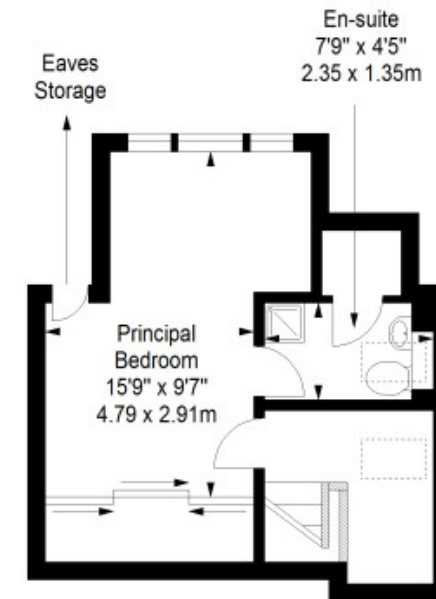
**Garage**  
Approx. 18.2 sq. metres (195.9 sq. feet)



**Ground Floor**  
Approx. 104.7 sq. metres (1127.0 sq. feet)



**First Floor**  
Approx. 26.8 sq. metres (288.5 sq. feet)



Total area: approx. 155.1 sq. metres (1669.5 sq. feet)



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