



23 Rosehall Gardens

Dundee, Angus, DD2 4UE





Summary

Nestled at the end of a quiet cul-de-sac, this well-presented detached house has a desirable location in the city of Dundee, forming part of a family-friendly neighbourhood. It is close to Ninewells Hospital, and is within easy reach of local transport links, amenities, and schools. Furthermore, the home offers spacious accommodation, finished with modern interior design and a quality kitchen and bathroom. It also offers two reception rooms, generous private parking, and mature gardens, including a large rear garden that is fully enclosed for the safety of families.

Extras: all fitted floor and window coverings, light fittings, electric cooker, fridge/freezer, and dishwasher to be included in the sale. The washer/dryer is available to purchase, if desired.

Features

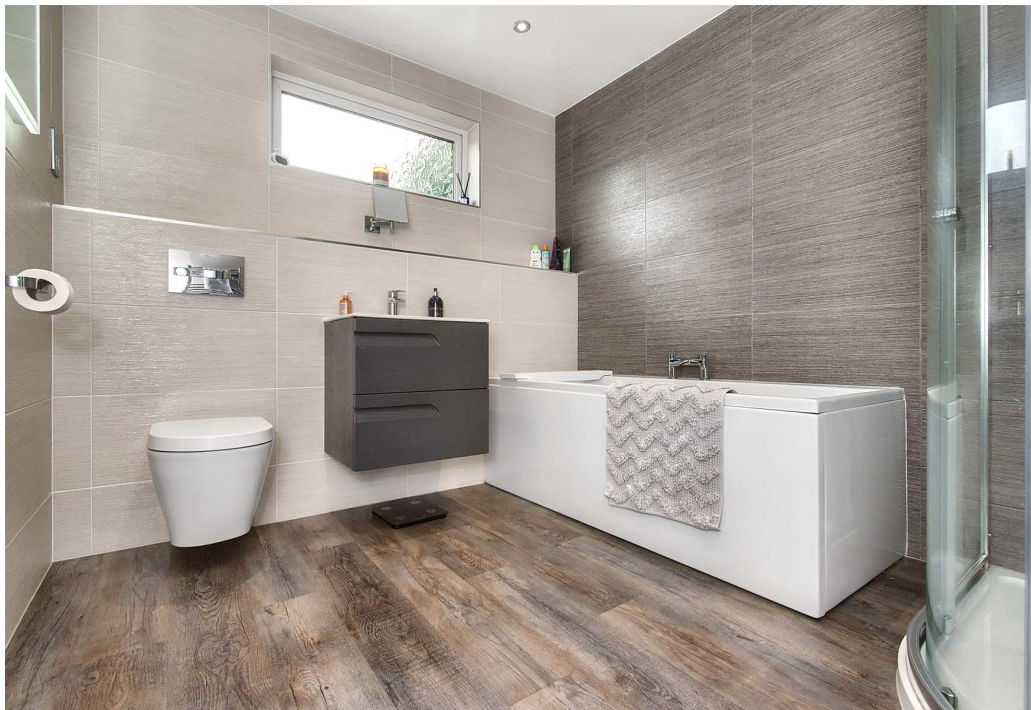
- A large, light-filled detached house
- Convenient location in Dundee
- Attractive modern décor throughout
- Entrance hall with storage and a WC
- Living room which is bright and spacious
- Adjacent dining room with garden views
- Modern kitchen with rear garden access
- Three double bedrooms (two with built-in wardrobes)
- Four-piece bathroom with a shower cubicle
- Neatly- kept wraparound gardens
- Multi-car driveway and detached garage
- Gas central heating and double glazing



“A large detached house with spacious rooms and modern decoration, including two reception areas and a quality kitchen and bathroom”





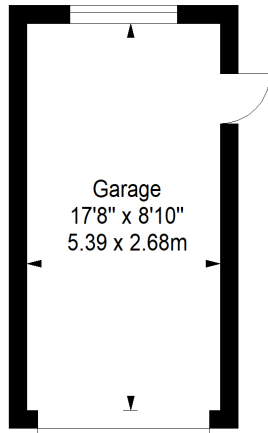


“Boasts generous private parking and well-maintained wraparound gardens, with a fully-enclosed rear garden that is laid to lawn”

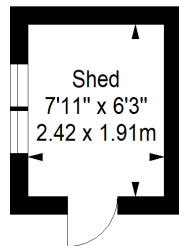


Floorplan

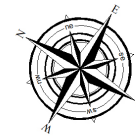
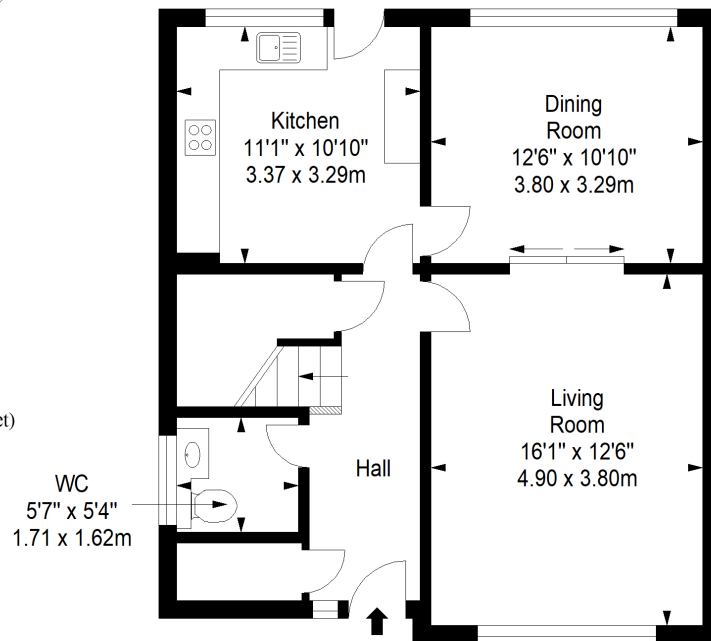
Garage
Approx. 14.4 sq. metres (155.0 sq. feet)



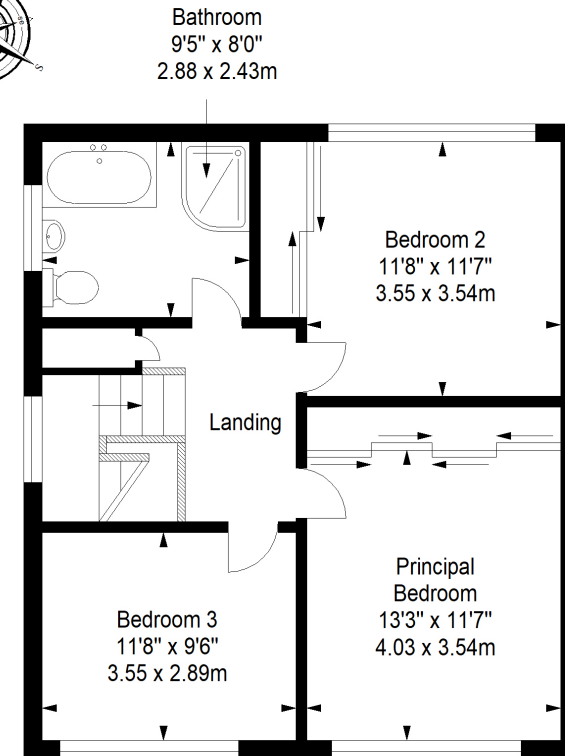
Shed
Approx. 4.6 sq. metres (49.5 sq. feet)



Ground Floor
Approx. 60.1 sq. metres (646.9 sq. feet)



First Floor
Approx. 60.5 sq. metres (651.2 sq. feet)



Total area: approx. 139.6 sq. metres (1502.6 sq. feet)



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