

CALDERS

10 Whitehall Street Dundee

Tel: 01382 224391

email: admin@calders.com

- **DETACHED BUNGALOW**
- **LOUNGE**
- **DINING KITCHEN**
- **3 BEDROOMS**
- **BATHROOM**
- **GAS CENTRAL HEATING**
- **ALARM SYSTEM**
- **DRIVEWAY**
- **SINGLE GARAGE**
- **GARDENS**
- **SHED / WORKSHOP**



32 Glamis Road, Dundee, DD2 1TT

Offers Over £300,000

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This spacious bungalow offers ideal family accommodation set in large gardens located in the popular west end of Dundee, close to Ninewells Hospital and with easy reach of the city centre and both Dundee and Abertay Universities. Within a few minutes drive is Dundee Airport which has regular flights to London and other UK destinations and easy access to A90 as well as mainline rail services.

The property retains many period features and also includes a large first floor bedroom. The property benefits from gas central heating, double glazing, off street parking, intruder alarm and a large enclosed mature garden.

The property will be sold with all floor coverings, blinds and curtains where fitted.

The original timber and glazed front door gives access to the entrance vestibule with original quarry floor tiles.



**Hallway – 3.64 m x 4.49 m (at widest point)
(11ft 11" x 14ft 8") Approx**

An attractive and unusual Y shaped hallway gives access to all ground floor accommodation. There is a large double storage cupboard and original picture rail and cornicing.

**Lounge – 4.15m x 4.50m (into the bay)
(13ft 7" x 14ft 9") Approx**

Overlooking the front of this property this generously proportioned lounge with shallow bay window has a feature gas fire set in a brick effect surround with display shelves and storage.



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Dining Kitchen– 2.95m x 6.60m (9ft 8" x 21ft 7") Approx

This spacious family kitchen was originally two rooms which have been combined to form a large dining kitchen with shallow bay window overlooking the rear garden. The dining area has retained its original cornicing and picture rail. The kitchen is fitted with ample wall and base units in an older style with light green doors, wood effect worktops, tiled splash back and stainless steel sink with mixer tap. The central heating boiler is located in the corner of the kitchen and the gas hob and washing machine are to be included in the sale.

From the kitchen a passageway leads to the UPVC back door giving access to the rear garden. There are also two large storage rooms to each side of the passage way, one of which was the original pantry.



Bathroom – 1.93m x 1.85m (6ft 3" x 6ft 0.83") Approx

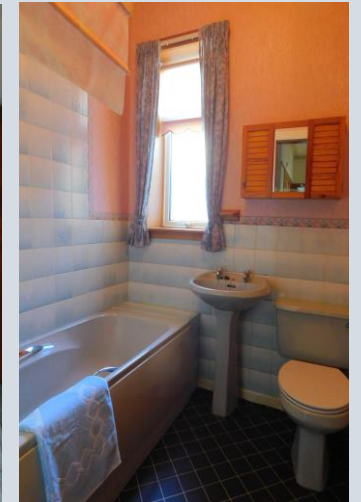
The bathroom is partially tiled with a three piece bathroom suite in light grey with hand held tap shower over the bath.

Bedroom 1 – 4.35m x 4.50m (into the bay) (14ft 3" x 14ft 9") Approx

A generous double bedroom with bay window overlooking the front garden. Original picture rail and cornicing and a shallow press cupboard. This versatile room could also be used as another living room/public room

Bedroom 2 – 3.7m x 4.15m (12ft 1" x 13ft 7") Approx

Another generously proportioned double bedroom located to the rear of the property with views over the back garden and a shallow press cupboard.



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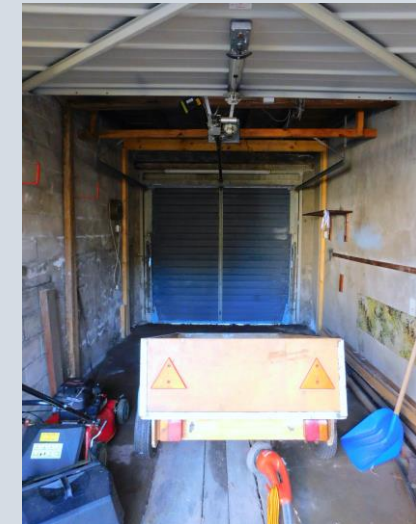
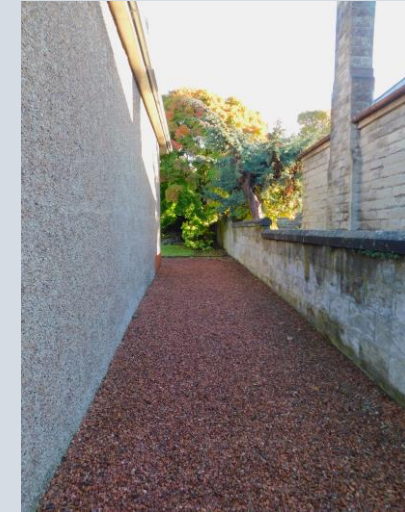
Bedroom 3 – 5.32m x 3.95m (17ft 5" x 12ft 11") Approx

From the hallway a set of stairs leads up to a small landing with a roof light. The landing gives access to a large bedroom with coombed ceilings and dormer window overlooking the front of the property. There is a wash hand basin and two large storage cupboards which give access to the roof voids.

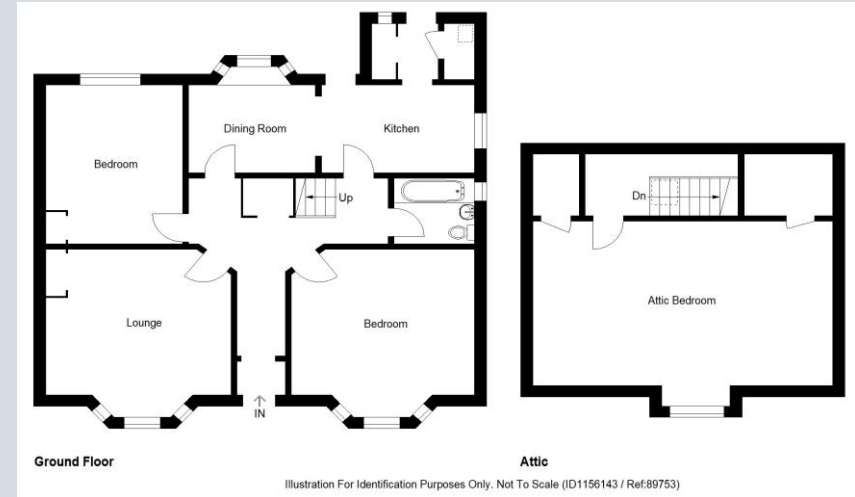
Outside

A tarmac driveway leads down to a single garage; the garage has been modified with the installation of an up and over garage door in the rear elevation allowing vehicle access to the rear of the property. The garage benefits from light and power.

The front garden has an area of lawn with an impressive rockery with a selection of mature shrubs, ferns and small ornamental trees. The large rear garden is fully enclosed and is stocked with a good selection of mature shrubs, bushes and fruit trees as well as a large area of lawn. There would be scope to extend the property into the garden if so desired, dependent on obtaining the necessary planning approval without affecting the garden adversely. Large timber shed/workshop located in the garden.



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Full Home Report available from Selling Agents, Calders, or download from TSPC

Viewing Arrangements strictly by appointment: Contact Selling Agents Calders, Solicitors & Estate Agents, 10 Whitehall Street, Dundee

Tel: 01382 224391 email: admin@calders.com

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