



— Dundee, DD2 3HP —
16 LYNDHURST TERRACE
3 BEDROOM DETACHED BUNGALOW

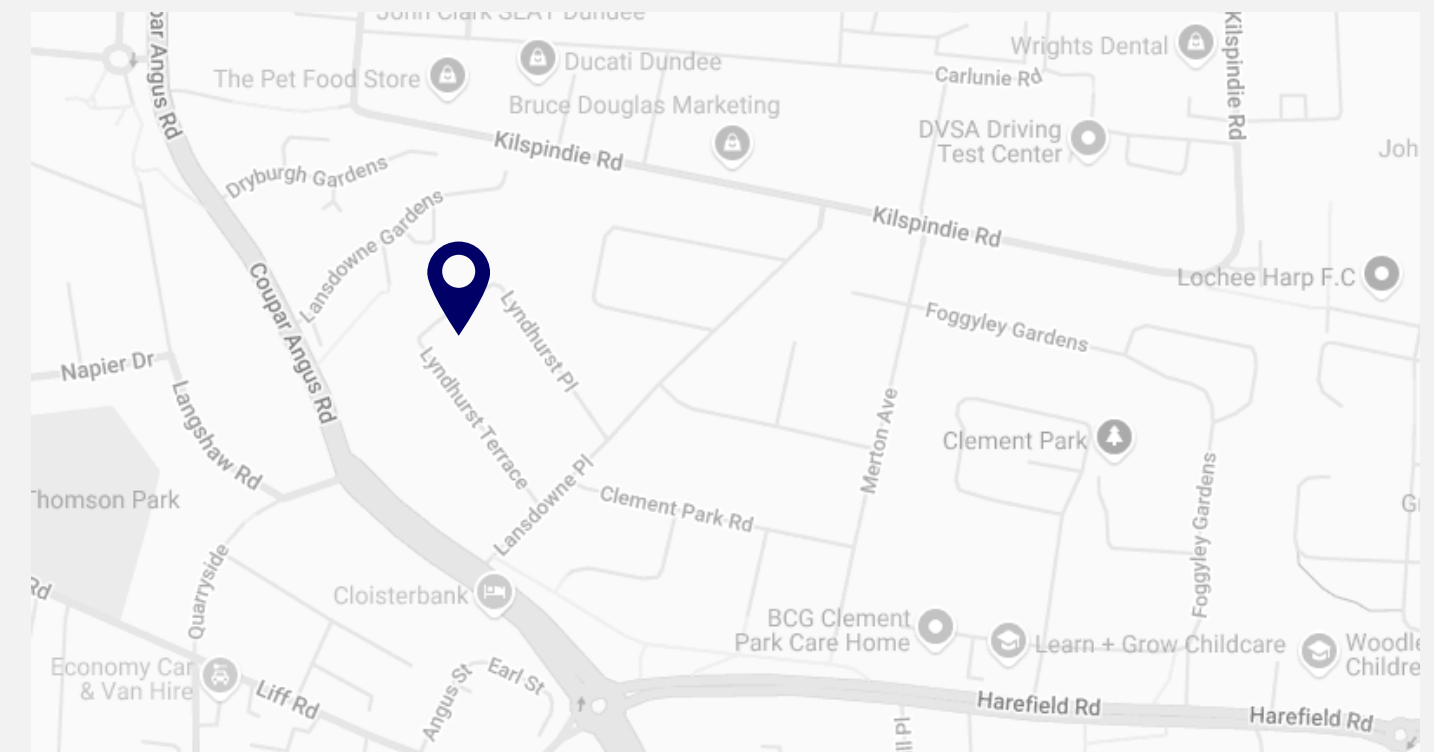
16 LYNDHURST TERRACE, DUNDEE
3 BEDROOM DETACHED BUNGALOW
HOME REPORT VALUE - £250,000

OFFERS OVER £250,000

- Traditional Hall
- Family Lounge
- Sitting/Bedroom
- Dining Room
- 3 Bedrooms
- Kitchen
- Shower Room

EPC: D

CTB: D



THE PROPERTY

Located in an established residential area this wonderful home offers flexible accommodation on a single level. Near Coupar Angus Road this extended bungalow offers easy access to the Kingsway as well as providing access to nearby bus routes into Dundee city centre.

Entering the home through the front door you have a vestibule area that then opens out to the traditional hallway. Two spacious rooms to the front of the home have been in use as bedrooms but equally could have other uses, such as a formal lounge. To the rear of the property are an open plan dining room opening out to the rear extension, used as a lounge, with a lovely outlook over the rear gardens and direct access to gardens via a glazed door and steps down.

The kitchen is a reasonable size, with ample base and high level units and a good sized pantry cupboard.

The shower room is well appointed with a 3 piece suite, finished in white, tiled walls and natural lighting.

The third bedroom is located to the rear of the home and is a smaller bedroom but still capable of accommodating a double bed.

Attractive and simple gardens to the front of the home are complimented by the monoblock driveway leading to the single garage.

The rear gardens would be easily maintained, laid mostly to lawn but with small features throughout and a garden shed.

The property features double glazed windows throughout and additionally has a high efficiency Worcester gas boiler and central heating system.

We understand that some elements within this wonderful home are a little dated and in need of some modernisation, this has been taken into consideration in the home report value, which fairly reflects the price of the property in its current condition.



ACCOMMODATION

INTERNAL

- Family Lounge - 15'5" x 12'9"
- Sitting/Bedroom - 14'2" x 14'0"
- Dining Room - 11'5" x 10'5"
- Bedroom - 11'5" x 11'1"
- Bedroom - 13'0" x 12'7"
- Kitchen - 10'10" x 9'0"
- Shower Room - 6'9" x 6'0"

EXTERNAL

A walled garden to the front of the home offers a particularly attractive frontage to this spacious home. Gated entry provides an additional level of security and provides access to the monoblock driveway, with off street parking and access to the single garage to the rear.

The gated rear gardens can be accessed from the driveway or from the family lounge to the rear of the home. Laid mainly to lawn and offering an attractive, easily maintained area in which to relax or play.

Garden shed.



FLOORPLAN

GROUND FLOOR
113.0 sq.m. approx.



TOTAL FLOOR AREA: 113.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HOME REPORT

The Home Report is available through the TSPC website

VIEWING REQUESTS

Contact details below to arrange a viewing:

Property Department

Tel : 01382 201010

Email : propertyreception@ross-strachan.co.uk

EXTRAS

Certain extras may be available by separate negotiations



ROSS STRACHAN & CO
Solicitors & Estate Agents



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