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49A Frederick Street, Dundee, DD3 9BZ
Offers Over £225,000

Accommodation: - Hallway, Lounge, Kitchen/Diner, 3 Double Bedrooms, Shower Room, Driveway, Gardens, Garden Sheds.

Situated in a popular residential area on the northern outskirts of Dundee this attractive detached bungalow provides an ideal family home.

The property benefits from gas central heating, double glazing, monobloc driveway and gardens to front and rear. All fitted floor coverings and blinds are included in the price.

Local amenities including schools, shops and mainline bus service are close to hand. For the golf enthusiast Downfield Golf Club is a short distance away and Clattowoods Country Park & Reservoir are within walking distance. The nearby A90 and A92 dual carriageways provide useful commuting links with other major towns and cities.

Viewing is highly recommended to appreciate this excellent home on offer.

Vestibule & Hallway

Entering through hardwood front door into vestibule area, glass panelled door leading to hallway with light fittings, radiator and hardwood flooring.

Lounge (13'4 x 13'4)

Large, bright lounge with picture window overlooking front of property, light fitting, radiator, hardwood flooring.

Kitchen Diner (17'1 x 9'5)

Large dining kitchen with fitted wall and base units and coordinating work top surfaces, stainless steel sink, electric hob and oven, cooker hood, integrated undercounter fridge and plumbed for dishwasher, spotlight fittings. French doors out to rear garden, ample space for table and chairs, hardwood flooring throughout.

Shower Room (10'4 x 5'9)

Partially tiled shower room with white three-piece suite incorporating wash hand basin, w.c. and shower cabinet with electric shower, window, light fitting, heated towel rail, large storage cupboard, hardwood flooring.

Master Bedroom (10'8 x 10'1)

Spacious master bedroom with window overlooking rear garden, fitted wardrobes with sliding mirrored doors, pendant light fitting, radiator, hardwood flooring.

Bedroom 2 (12'4 x 8'5)

Second double bedroom with window to front of property, light fitting, fitted wardrobe, radiator, hardwood flooring.

Bedroom 3 (9'1 x 7'8)

Second double bedroom with window to front of property, pendant light fitting, fitted wardrobe, radiator, hardwood flooring.

Outside

To the Front: - Front Garden laid in stone chips with decking area, summer house with electricity and bike shed. Path to rear garden. Monobloc driveway providing off-street parking.

To the Rear: - Good-sized rear garden set in stone chips with patio area, decked area and two garden sheds (one plumbed for washing machine and used as a utility area).

Viewing

By appointment. Contact Solicitor on 01382 204625 or Owner on 07743 718 196..

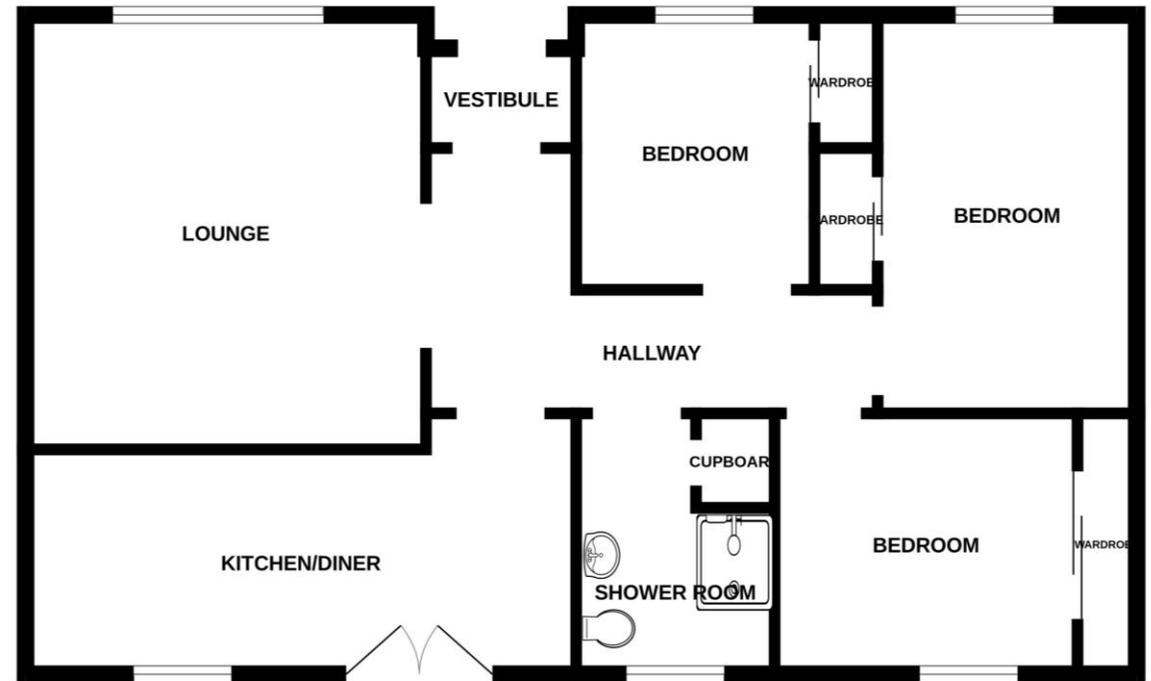
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HOME REPORT AVAILABLE AT:

<https://homereports.survpoint.co.uk/3z6hfu5bol>

EPC RATING: C

GROUND FLOOR



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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