



**lindsays**

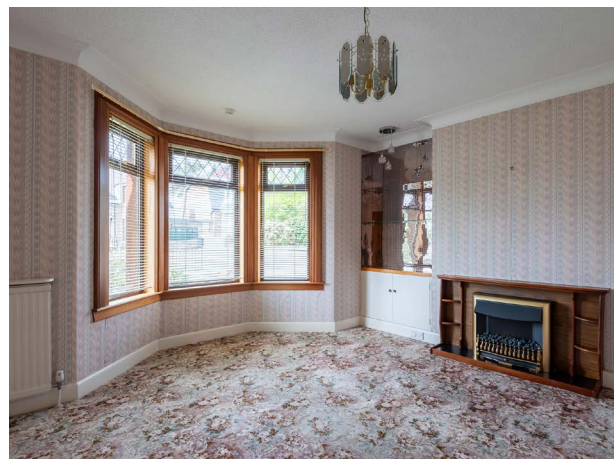
35 Dalglish Road,  
Dundee DD4 7JL

*"Two-bedroom detached bungalow with delightful gardens in a popular residential area"*

- Entrance Vestibule
- Reception Hall
- Lounge
- Dining Room
- Kitchen
- 2 Bedrooms
- Bathroom
- Garage & Gardens
- Security Alarm

EPC Rating D

**OFFERS OVER £210,000**





# Description

Lindsays are delighted to offer to the market this detached, two-bedroom bungalow situated in a popular residential area to the east of the city. Dalgleish Road is ideally situated for ease of access to a number of local amenities including shops, schools and is close to a regular commuter bus route to the centre and other areas of the city. The property offers spacious, versatile accommodation all on one level, and may offer potential for extension, subject to the necessary planning consents being obtained. Included in the sale are all fitted floor coverings, window blinds (where fitted), integrated kitchen appliances as detailed, garden shed and greenhouse.

The property is entered via the vestibule into the reception hall which has an access hatch and 'Ramsay' style ladder leading to the attic space. The lounge is a good-sized room with bay window to the front and has a fireplace and shelved recessed display with cupboard below. The dining room sits to the rear looking out to the garden. The kitchen is fitted with a range of units with integrated hob (not in working order) and oven. There is plumbing for a washing machine and space for a fridge-freezer. A door opens out to the rear garden from here. Both bedrooms are doubles in size, with bedroom two having built-in wardrobes. The bathroom is fitted with a wc, wash hand basin and walk-in bath with shower. Outside the gardens are beautifully kept, with the front garden having faux grass and borders with mature plants and shrubs. A driveway provides off-street parking and leads to the garage, which has power and light. The extensive rear garden is landscaped with areas of chipped stone and paving, raised beds and planted with matures shrubs and trees. There is also a shed and greenhouse.

This property will appeal to a number of buyers and early viewing is highly recommended.

# Area

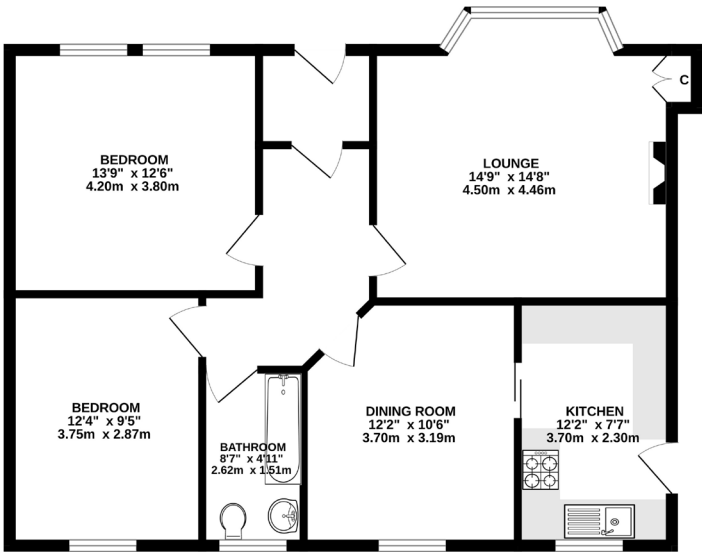
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities, Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

# Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



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.  
Made with letroplan 10/2023



T: 01382 802050    E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)    W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.