



lindsays

3 Harrow Street
Dundee, DD2 1TG

"A charming, extended, detached bungalow in the desirable West End"

- Vestibule
- Hallway
- Lounge
- Dining Room
- Kitchen
- Sun Lounge
- Principal Bedroom with En Suite Shower Room
- 2 Further Double Bedrooms
- Bedroom 4/Family Room with Home Office
- Family Bathroom
- Double Glazing & Gas Central Heating
- Garage & Driveway
- Private Gardens

EPC Rating D

OFFERS OVER £340,000



Description

Nestled in a highly desirable area of the West End of Dundee this lovely extended detached bungalow will appeal to a variety of buyers including those working at Ninewells Hospital which is within walking distance of the home. This charming detached bungalow has been extended by the current owners and provides spacious and versatile accommodation over one level.

On entering the property through the front vestibule on the right hand side you will find the comfortable lounge with bay window showing glimpses of the River Tay. There is a formal dining room which opens to the kitchen benefitting from ample floor and wall units and mainly integral appliances. A delightful sun porch opens from the dining room and the kitchen for relaxed family day to day living and enjoying the garden. The principal bedroom features a lovely bay window, fitted wardrobes and an en suite shower room. There are two further double bedrooms both with fitted wardrobes and a fourth bedroom which is currently used as a family room with a home office area. This room also offers French doors leading to the rear courtyard. The family bathroom with shower over the bath completes the accommodation.

Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated double oven, hob, fridge, freezer and freestanding dishwasher.

Externally the main gate enters from Harrow Street into the secluded front garden laid mainly with lawn. The property also has an Oxford Street address – number 26A and this is where you will find the driveway with parking for two vehicles leading to the garage. At the rear of the bungalow there is a courtyard and lawn with side patio. The side garden is south facing and ideal for summer family dining.

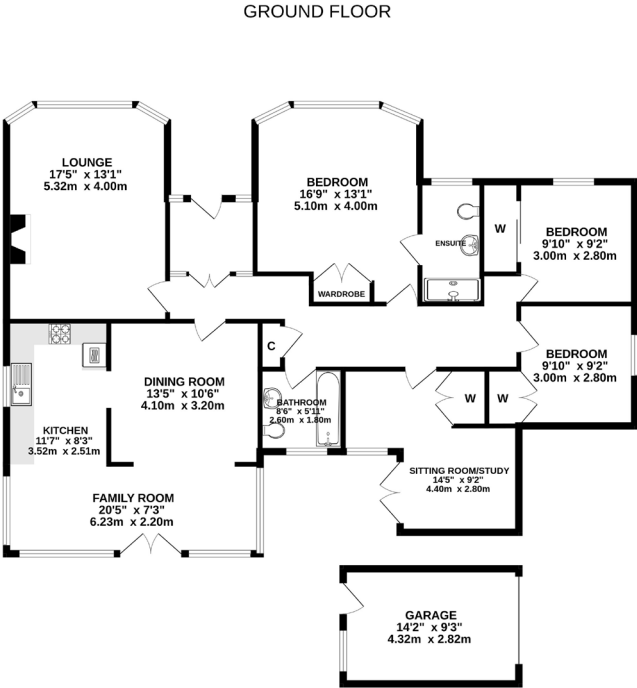
This lovely home with extensive accommodation can only be fully appreciated by viewing which is highly recommended.

Area

Dundee's West End boasts the Cultural Area of Dundee and is home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. The University of Dundee and Duncan of Jordanstone Art College are located on the vibrant Perth Road which offers an eclectic mix of bars, restaurants and boutique shops. The iconic Magdalen Green and Botanic gardens are ideal for peaceful walks and reflection. The renowned Ninewells Teaching Hospital is located on the western edge and there are excellent transport links with the A90 Dual Carriageway, Railway Station and Airport.

Viewing

By appointment through Lindsays on 01382 802050



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should not 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.
Issue with reference 02025

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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.