



lindsays

6 Bruce Road,
Dundee, DD3 8LL

"Lovely three bedroom family home in popular location"

- Hallway
- Lounge/Dining
- Kitchen
- Family Bathroom
- Three Bedrooms
- Driveway
- Garden

EPC Rating D

OFFERS OVER £235,000



Description

An exceptional opportunity to purchase this lovely three-bedroom, semi-detached family home, nestled in a popular residential area. Ideally located on Bruce Road, the property offers easy access to a range of local amenities including shops, well-regarded schools, and a regular commuter bus service.

The home is presented in move-in condition and benefits from gas central heating, double glazing, and a fully floored attic, providing excellent additional space. Adding further value is approved planning permission from Dundee City Council (ref: 23/00841/FULL) for a two-storey rear extension, offering superb potential for future development. All floor coverings, blinds where fitted, and an integrated dishwasher are included in the sale.

The ground floor features a welcoming hallway with useful storage and leads to a bright and spacious living area that comfortably accommodates dining and is enhanced by a lovely log-burning stove. A modern fitted kitchen includes a breakfast bar area, and the family bathroom is stylishly appointed with a shower over the bath. Upstairs, the generously sized primary bedroom offers excellent built-in storage, accompanied by two further double bedrooms, one of which also features integrated storage solutions.

Externally, the property sits on a sizeable plot. A chipstone driveway at the front provides ample off-street parking for multiple vehicles. To the rear, the south-facing garden is fully enclosed, predominantly laid to lawn, and includes a raised decking area perfect for outdoor entertaining. A large shed is also included in the sale.

This attractive home will appeal to a wide range of buyers, and early viewing is highly recommended to fully appreciate all that it has to offer.

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.

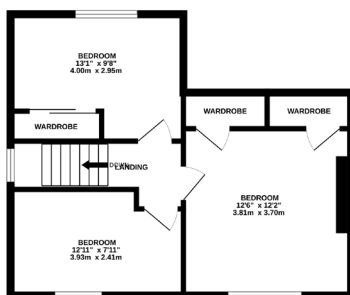
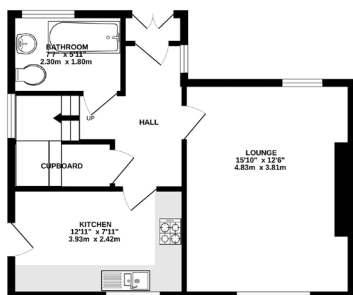
Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, floors 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 operation or efficiency can be given.
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T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: 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.