



— Dundee, DD5 4JX —
31 FONTSTANE ROAD
DETACHED 3 BEDROOM VILLA



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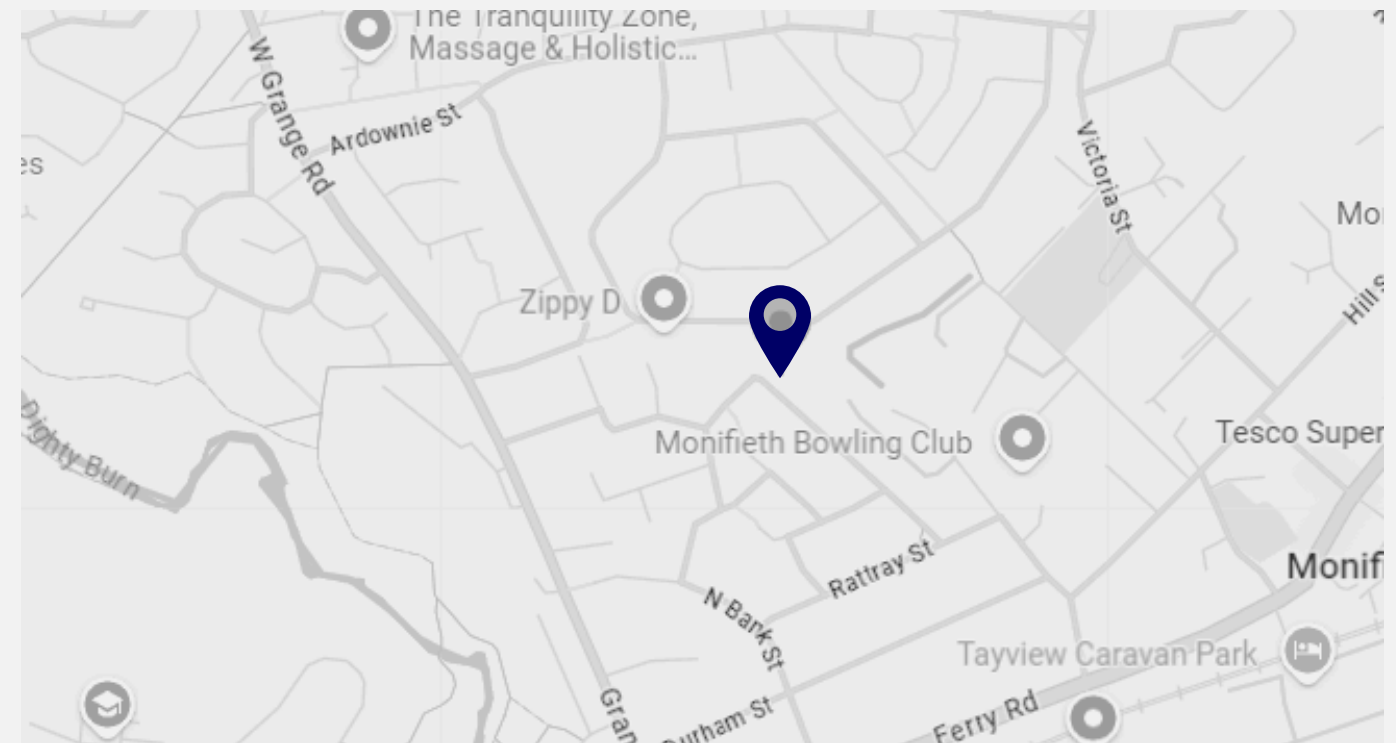
HOME REPORT VALUE - £210,000

OFFERS OVER £210,000

- Lounge/Diner
- Kitchen
- Bathroom
- 3 Bedroom

EPC: E

CTB: D





THE PROPERTY

This spacious 3 bedroom family villa is located within an established residential area of Monifieth and is ideally placed for both primary and secondary schools.

Requiring a certain amount of modernisation this attractive home has accommodation split over two levels, with lounge/dining area and kitchen on the ground floor, with 3 bedrooms and the bathroom on the upper floor.

The property has been well maintained during its current and extended tenure and features double glazed windows throughout, UPVC patio doors to the rear gardens, UPVC front and rear doors to the house and gas central heating feature within the home.

Gardens to both the front and rear of the home are complimented by a larger area of lawn to the side of the home, off street parking and a single garage to the side of the property.





ACCOMMODATION

INTERNAL

- Lounge - 16'2 x 13'3" with patio doors to garden
- Dining Area - 8'4" x 7'6" open plan to lounge
- Kitchen - 11'9" x 7'5" – modern fitted with external door
- Bathroom - 6'9" x 6'5"
- Bedroom 1 - 11'8" x 10'8"
- Bedroom 2 - 13'4" x 9'7"
- Bedroom 3 - 9'4" x 7'2"

EXTERNAL

The property is set back a little from the street, with lawn in front of the home, off street parking and a single garage to the side.

To the rear of the home are attractively landscaped gardens, which now require a little maintenance to bring them back to their former splendour. This property additionally benefits from a larger section of lawned area to the side of the home.

This could be purposed for multiple uses but would make an ideal play area for children, whilst retaining an adult area for relaxing behind the main house.

FLOORPLAN

GROUND FLOOR
46.0 sq.m. approx.



1ST FLOOR
46.0 sq.m. approx.



TOTAL FLOOR AREA : 92.0 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

