



**lindsays**

11 Barns of Claverhouse Road,  
Dundee, DD4 9RP

*"An attractive detached bungalow located in a popular residential area to the north of Dundee City"*

- Vestibule & Hallway
- Lounge
- Kitchen/Dining Room
- Principal Bedroom with En Suite Shower Room
- 2 Further Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Gated Driveway
- Gardens

EPC Rating C

**OFFERS OVER £250,000**





## Description

An excellent opportunity to purchase a detached bungalow which was built by the current owner a number of years ago and is located in a very popular area to the north of Dundee City and close to the A90 dualcarriageway to Aberdeen and Morrisons Superstore. The bungalow is in move in condition and practical benefits include double glazing, gas central heating and a security alarm. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob, fridge, freezer, washing machine and dishwasher in the kitchen.

The accommodation comprises a delightful west facing lounge with French doors leading to the rear garden, kitchen/dining room with ample floor and wall units and patio doors leading to the front garden, principal bedroom benefitting from fitted wardrobes and an en suite shower room, two further bedrooms and the family bathroom which boasts both a separate bath and shower cubicle.

Externally the driveway is accessed through a gate and provides ample off street parking. The front garden is laid with a patio, lawn and mature plants and shrubs. The main garden lies at the rear and is nice and secluded. Being West facing it benefits from sun throughout the afternoon and evening and is ideal for summer family entertaining.

Bungalows are much sought after and viewing is highly recommended.

## Area

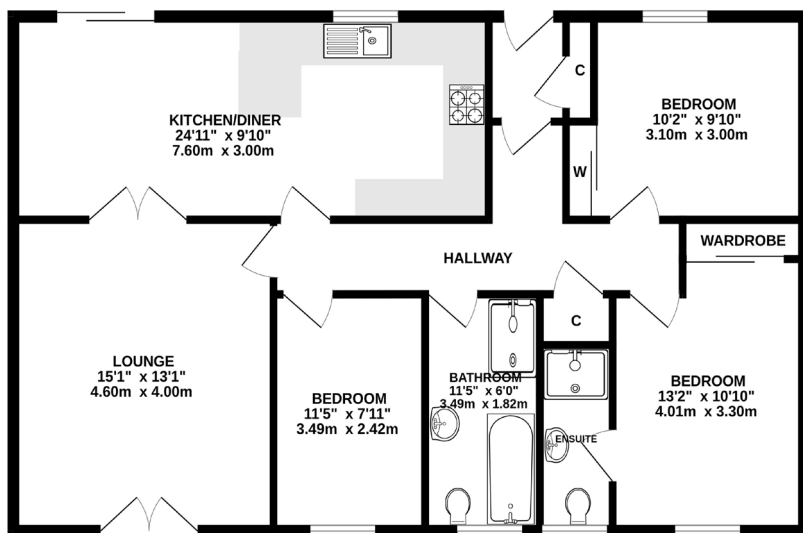
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes 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



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 misstatement. 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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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.